

PROPWEALTH

BUY TO LET INVESTMENTS

MANSFIELD - FINANCIAL SCHEDULE

2 BEDROOM APARTMENT

OPTION 1 - 'Monthly & Mortgage' Plan

SUMMARY

Purchase price		GBP	£119,995.00
Legal Fees (estimated total costs excluding disbursements)			£850.00

Total amount due			£120,845.00
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RESERVATION STAGE

Initial Reservation Deposit - 5%			£5,999.75
Legal Fees (as above)			£850.00

Reservation stage total due			£6,849.75
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MONTHLY DEPOSIT PAYMENT STAGE

Deposit divided by 24 months build schedule			£35,998.50
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COMPLETION STAGE

Balance payment - by way of mortgage or cash			£77,996.75
Initial mortgage arrangement fee (if applicable)			£995.00
Stamp Duty - estimated (if applicable)			£3,599.00
Amount due at Completion Stage			£82,590.75

ANNUAL INCOME - ESTIMATED

	<u>per month</u>	<u>per annum</u>
Estimated gross rental income	£550.00	£6,600.00
Estimated gross rental yield based on above		5.50%

ANNUAL EXPENSES - ESTIMATED

Service Charge (estimated)		£900.00
Ground Rent (estimated)		£250.00
Tenant Management fees @12% +vat		£950.40
Total Expenses	£175.03	£2,100.40

INCOME NET OF EXPENSES - ESTIMATED

	£374.97	£4,499.60
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