

PROPWEALTH

BUY TO LET INVESTMENTS

MANSFIELD - FINANCIAL SCHEDULE

1 BEDROOM APARTMENT

OPTION 1 - 'Monthly & Mortgage' Plan

SUMMARY

	GBP
Purchase price	£107,995.00
Legal Fees (estimated total costs excluding disbursements)	£850.00
Total amount due	£108,845.00

RESERVATION STAGE

Initial Reservation Deposit - 5%	£5,399.75
Legal Fees (as above)	£850.00
Reservation stage total due	£6,249.75

MONTHLY DEPOSIT PAYMENT STAGE

Deposit divided by 24 months build schedule	£32,398.50
	£1,349.94

COMPLETION STAGE

Balance payment - by way of mortgage or cash	£70,196.75
Initial mortgage arrangement fee (if applicable)	£995.00
Stamp Duty - estimated (if applicable)	£3,239.00
Amount due at Completion Stage	£74,430.75

ANNUAL INCOME - ESTIMATED

	<u>per month</u>	<u>per annum</u>
Estimated gross rental income	£500.00	£6,000.00
Estimated gross rental yield based on above		5.56%

ANNUAL EXPENSES - ESTIMATED

Service Charge (estimated)		£900.00
Ground Rent (estimated)		£250.00
Tenant Management fees @12% +vat		£864.00
Total Expenses	£167.83	£2,014.00

INCOME NET OF EXPENSES - ESTIMATED

	£332.17	£3,986.00
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