

5 Year Forecast	Year 1	Year 2	Year 3	Year 4	Year 5	Total Over 5 Years
The Edge- City Centre						

Asset Cost and Income Overview

Purchase Price	£ 149,950	376 Sq Ft Approx £398 per Sq Ft					
Property Taxes (Stamp 3%)	£ 4,997	3% on 125k 5% thereafter					
Legals	£ 1,200						
Total Asset Cost	£ 156,147						
Capital Appreciation 4%*	-£ 199	£ 6,487	£ 6,747	£ 7,017	£ 7,297	£ 27,350	
Total Asset Value	£ 155,948	£ 162,186	£ 168,673	£ 175,420	£ 182,437	£ 182,437	

Revenues

Rental Income PCM	£ 800	£ 825	£ 850	£ 900	£ 925	
Rent Increase PA	£ -	£ 300	£ 300	£ 300	£ 300	
Cost of Void Periods (Based on avg of 10 days)	£ -	£ -	£ 279	£ -	£ 304	
Rental Income (A)	£ 9,600	£ 9,900	£ 9,921	£ 10,800	£ 10,796	£ 51,016

Expenses

Impairment Charge (Maintenance)*	£ 600	£ 600	£ 600	£ 600	£ 600	£ 3,000
Management Fees 10%+VAT	£ 1,152	£ 1,188	£ 1,190	£ 1,296	£ 1,296	£ 6,122
Let Fee £350+VAT/Resign Fee £200+VAT	£ 420	£ 240	£ 420	£ 240	£ 420	£ 1,740
Property Block Management Fees & Gr Rent Insurance*	£ 1,420	£ 1,420	£ 1,420	£ 1,420	£ 1,420	£ 7,100
Total Overheads (B)	£ 3,592	£ 3,448	£ 3,630	£ 3,556	£ 3,736	£ 17,962
TOTALS (A-B)	£ 6,008	£ 6,452	£ 6,290	£ 7,244	£ 7,060	£ 33,054

Capital Appreciation*	-£ 199	£ 6,487	£ 6,747	£ 7,017	£ 7,297	£ 27,350
Total Return	£ 5,809	£ 12,939	£ 13,037	£ 14,261	£ 14,358	£ 60,404
Percentage Return on Investment	3.72%	8.29%	8.35%	9.13%	9.20%	38.68%

*Whilst every attempt has been made to ensure the accuracy of the information detailed here all forecasts are approximate and no responsibility is taken for error.

*This forecast is for illustrative purposes only and should be used as such by any purchaser.