

5 Year Forecast	Year 1	Year 2	Year 3	Year 4	Year 5	Total Over 5 Years
-----------------	--------	--------	--------	--------	--------	--------------------

Abito Salford Quays

Asset Cost and Income Overview						
Purchase Price	£	110,000				
Property Taxes (Stamp 3%)	£	3,300				
Legals	£	1,200				
Searches	£	300				
Survey	£	504				
Total Asset Cost	£	115,304				
Capital Appreciation 4%*	-£	904	£ 4,759	£ 4,949	£ 5,147	£ 5,353
Total Asset Value	£	114,400	£ 118,976	£ 123,735	£ 128,684	£ 133,832

Revenues						
Rental Income PCM	£	595	£ 625	£ 650	£ 650	£ 675
Rent Increase PA	£	-	£ 360	£ 300	£ -	£ 300
Cost of Void Periods (Based on avg of 10 days)	£	-	£ -	£ 214	£ -	£ 222
Rental Income (A)	£	7,140	£ 7,500	£ 7,586	£ 7,800	£ 7,878

Expenses							
Impairment Charge (Maintenance)*	£	600	£ 600	£ 600	£ 600	£ 600	
Management Fees 10%+VAT	£	857	£ 900	£ 910	£ 936	£ 945	
Let Fee £350+VAT/Resign Fee £200+VAT	£	420	£ 240	£ 420	£ 240	£ 420	
Deposit Fee £30 + VAT	£	36	£ -	£ 36	£ -	£ 36	
Property Block Management Fees & Gr Rent	£	1,350	£ 1,350	£ 1,350	£ 1,350	£ 1,350	
Insurance*	£	-	£ -	£ -	£ -	£ -	
Total Overheads (B)	£	3,263	£ 3,090	£ 3,316	£ 3,126	£ 3,351	
TOTALS (A-B)			£ 3,877	£ 4,410	£ 4,270	£ 4,674	£ 4,527

Capital Appreciation**	-£	904	£ 4,759	£ 4,949	£ 5,147	£ 5,353
Total Return	£	2,973	£ 9,169	£ 9,219	£ 9,821	£ 9,880
Percentage Return on Investment		2.58%	7.95%	8.00%	8.52%	8.57%

*Whilst every attempt has been made to ensure the accuracy of the information detailed here all forecast 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.