Southside Residency

Property Portfolio	£284 995,00
Reservation Fee	£14 249,75
Monthly Payments	£2 968,70
Rental	£22 200,00
Mortgage	£831,00
Stamp Duty	£24 200,00
Legal Fees	£1 800,00
Reservation Fee	5%
Mortgage Fees	£950,00
Furniture Pack	£2 000,00
Average Monthly Rentals(95%)	£1 850,00
Average Monthly Rentals 1-10 Years	£2 428,49
Average Monthly Rentals 1 -25 Years	£3 664,84
Mortgage Required	£199 496,50
Mortgage Available	£253 714,29
Yearly Capital appreciation	6%
Yearly Rental Increase	5%
Months till handover	24
Mortgage Rate	5,00%
At Hand Over - Cash paid	£114 448,50
Sq M	41
Service Fees	£83,33
Management Fees	12,00%
Ground Fees	0,00%
Mortgage Percentage	70,00%
Deposit Percentage	30,00%
Mortgage Required	£199 496,50
Deposit Paid	£85 498,50
Investment 100% Paid with Rent	126

Years	2	5	8	10	25
Property Market Value	£339 433,60	£381 387,60	£454 238,73	£510 382,64	£1 223 161,70
Outstanding Loan	£199 496,50	£199 496,50	£199 496,50	£199 496,50	£199 496,50
Position Gained	£139 937,10	£181 891,10	£254 742,23	£310 886,14	£1 023 665,20
Cash Invested	£114 448,50	£114 448,50	£114 448,50	£114 448,50	£114 448,50
Return on Capital Invested	£25 488,60	£67 442,60	£140 293,73	£196 437,64	£909 216,70
Rental In	£0,00	£76 966,12	£89 097,90	£67 070,90	£778 361,60
Deposit	£85 498,50				
Legal/Mortgage/Stamp/ Furniture	£28 950,00				
Service Fees		£3 000,00	£3 075,00	£2 050,00	£23 230,00
Management Fee		£9 235,93	£10 691,75	£8 048,51	£93 403,39
Sundry Fees		£1 080,00	£696,00	£720,00	£5 400,00
Mortgage Paid		£29 916,00	£29 916,00	£19 944,00	£149 580,00
Total Expenses	£114 448,50	£43 231,93	£44 378,75	£30 762,51	£271 613,39
Cash Flow	-£114 448,50	£33 734,18	£44 719,15	£36 308,39	£506 748,21
Compond Cash Position in Investment	-£114 448,50	-£80 714,32	-£35 995,17	£313,23	£507 061,43
Ave Monthly Income	*£0,00*	*£2 137,95*	*£2 474,94*	*£2 794,62*	*£3 493,23*

Net ASSUMED Profit if SOLD

Cash Received from sale of Investment	£139 937,10	£181 891,10	£254 742,23	£310 886,14	£1 023 665,20
Net Cash Received from Rentals	£0,00	£34 814,18	£80 229,33	£117 257,73	£629 405,93
Income Received from your Investment	£139 937,10	£216 705,28	£334 971,57	£428 143,87	£1 653 071,13
Less Capital Cost of Investment	£114 448,50	£114 448,50	£114 448,50	£114 448,50	£114 448,50
Return of Investment	£25 488,60	£102 256,78	£220 523,07	£313 695,37	£1 538 622,63
Net ROI	22%	89%	193%	274%	1344%
ROI on Capital Appreciation only	22%	59%	123%	172%	794%

This spreedsheet is intended as an indication towards cashflow workings with a lot of assumptions made.
It is not be used or taken as factual information or advice.