Infinity Block A

Studios from £106,250

Apartment PuApartment Purchase Price Estimated completion value***	£106,250 £125,000
Reservation Fee 30% Exchange of Contracts Deposit less reservation fee 20% due 1st March 2018 30% due 7th January 2019 20% due at completion	£5,000 £26,875 £21,250 £31,875 £21,250
Anticipated Rent Per Calendar Month Total Gross Annual Income Annual Service Charge Letting Management fee Ground Rent Total Charges	£715 £8,580 £858 £429 £350 £1,637
Net Income* Net Annual Yield	£6,943 6.5%





5-year investment scenario

Purchase Price	£106,250
*6.5% Net Annual Income Assured on Apartment	£6,906
NET Rental Income over 5 Years	£34,531
Projected capital appreciation in year 5**	£45,688
Total Income over 5 Years	£80,220
ROI % over 5 years	75.50%
Annualised NET ROI	15.10%

Projected capital growth over 5 year period

Year 1	£125,000
Year 2	£131,250
Year 3	£137,813
Year 4	£144,703
Year 5	£151,938

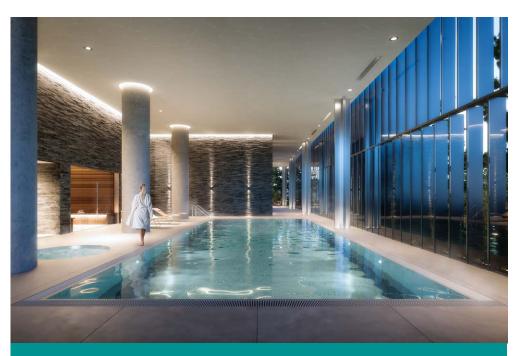
Please note financials are for indicative purposes only and may be subject to change
*Rental income is contractually assured at 6.5% NET for the first 3 years, based on the price of the apartment.
**Capital growth assuming a conservative 5% per annum (Zoopla annual average currently 7% p.a.).
***Estimated value on completion as per the Independent RICS report provided by MLL Associates, chartered surveyors.

Infinity Block A

1 beds from £131,750

Apartment Purchase Price RICS Valuation*** Furniture Pack	£131,750 £155,000 £5,000
Reservation Fee 30% Exchange of Contracts Deposit less reservation fee 20% due 5th of March 2018 30% due 7th January 2019 20% balance at completion	£5,000 £34,525 £26,350 £39,525 £26,350
Rent Per Calendar Month Total Gross Annual Income Annual Service Charge Letting Management fee Ground Rent Total Charges	£885 £10,620 £1,062 £531 £400 £1,993
NET Income* NET Annual Yield	£8,627 6.5%





5-year investment scenario

Purchase Price	£131,750
*6.5% Net Annual Income Assured on Apartment	£8,564
NET Rental Income over 5 Years	£42,819
Projected capital appreciation in year 5**	£56,653
Total Income over 5 Years	£99,472
ROI % over 5 years	75.50%
Annualised NET ROI	15.10%

Projected capital growth over 5 year period

Year 1	£155,000
Year 2	£162,750
Year 3	£170,888
Year 4	£179,432
Year 5	£188,403

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*Rental income is contractually assured at 6.5% NET for the first 3 years, based on the price of the apartment.
**Capital growth assuming a conservative 5% per annum (Zoopla annual average currently 7% p.a.).
***Estimated value on completion as per the Independent RICS report provided by MLL Associates, chartered surveyors.

Infinity Block A

2 beds from £182,750

Apartment Purchase Price Estimated completion value***	£182,750 £215,000
Reservation Fee 30% Exchange of Contracts Deposit less reservation fee	£5,000 £49,825
20% due on the 1st March 2018	£36,550
30% due on the 1st of January 2019	£54,825
20% balance at completion	£36,550
Anticipated Rent Per Calendar Month Total Gross Annual Income Annual Service Charge Letting Management fee Ground Rent Total Charges	£1,200 £14,400 £1,440 £720 £400 £2,560
NET Income* NET Annual Yield	£11,840 6.5%





5-year investment scenario

Annualised NET ROI

ROI % over 5 years	75.50%
Total income over 5 years	£137,978
Projected capital appreciation in year 5**	£78,584
NET rental income over 5 years	£59,394
*6.5% NET annual income assured on apartment	£11,879
Purchase Price	£182,750

Projected capital growth over 5 year period

Year 1	£215,000
Year 2	£225,750
Year 3	£237,038
Year 4	£248,889
Year 5	£261,334

15.10%

Please note financials are for indicative purposes only and may be subject to change *Rental income is contractually assured at 6.5% NET for the first 3 years, based on the price of the apartment. **Capital growth assuming a conservative 5% per annum (Zoopla annual average currently 7% p.a.).

^{***}Estimated value on completion as per the Independent RICS report provided by MLL Associates, chartered surveyors.