

Infinity Block A

Studios from £106,250

Apartment Purchase Price	£106,250
Estimated completion value***	£125,000
Reservation Fee	£5,000
30% Exchange of Contracts Deposit less reservation fee	£26,875
20% due 5th January 2018	£21,250
30% due 1st of June 2018	£31,875
20% due upon Completion	£21,250
Anticipated rent per calendar month	£715
Total Gross Annual Income	£8,580
Annual Service Charge	£858
Letting Management fee	£429
Ground Rent	£350
Total charges	£1,637
NET Income*	£6,943
NET Annual Yield	6.5%



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.



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

Infinity Block A

1 beds from £131,750

Apartment Purchase Price	£131,750
Estimated completion value***	£155,000
Reservation Fee	£5,000
30% Exchange of Contracts Deposit less reservation fee	£34,525
20% due 5th January 2018	£26,350
30% due 1st of June 2018	£39,525
20% due upon Completion	£26,350
Anticipated rent per calendar month	£885
Total Gross Annual Income	£10,620
Annual Service Charge	£1,062
Letting Management fee	£531
Ground Rent	£400
Total charges	£1,993
NET Income*	£8,627
NET Annual Yield	6.5%



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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

Infinity Block A

2 beds from £182,750

Apartment Purchase Price	£182,750
Estimated completion value***	£215,000
Reservation Fee	£5,000
30% Exchange of Contracts Deposit less reservation fee	£49,825
20% due 5th January 2018	£36,550
30% due 1st of June 2018	£54,825
20% due upon Completion	£36,550
Anticipated rent per calendar month	£1,200
Total Gross Annual Income	£14,400
Annual Service Charge	£1,440
Letting Management fee	£720
Ground Rent	£400
Total charges	£2,560
NET Income*	£11,840
NET Annual Yield	6.5%



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**Capital growth assuming a conservative 5% per annum (Zoopla annual average currently 7% p.a.).

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5-year investment scenario

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

ROI % over 5 years **75.50%**

Annualised NET ROI **15.10%**

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