

AURA

Student en-suite rooms from £62,950

Purchase price	£62,950
Reservation Fee	£5,000
50% Exchange of Contracts Deposit less Reservation Fee	£26,475
50% due on Completion	£31,475
Anticipated rent week x 48 weeks	£147
Total gross annual income	£7,056
Annual service and maintenance charge	£1,058.40
Management fee	£352.80
Ground rent	£250.00
Total charges	£1,661.20
NET income*	£5,395
Projected NET yield	8.57%



*Please note financials are for indicative purposes only and may be subject to change. Rental income is assured at 8.5% for 5 years NET of all costs.



5-year investment scenario

Purchase Price	£62,950
8.5% Net Annual NET Income for 5 years	£5,350.75
NET Income over 5 Years	£26,753.75
29% uplift on Purchase Price	£18,008.60
Total Income over 5 Years	£44,762

ROI % over 5 years **71.11%**

Annualised NET ROI **14.22%**

Yield compression	Annual income	Yield %
Year 1	£5,394.80	8.57
Year 2	£5,556.64	8.83
Year 3	£5,723.34	9.09
Year 4	£5,895.04	9.36
Year 5	£6,071.89	9.65
Forecast sale price based on 7.5% yield compression	£80,958.60	
Uplift based on 7.5% Yield compression	£18,008.60	
Yield compression percentage uplift	29%	

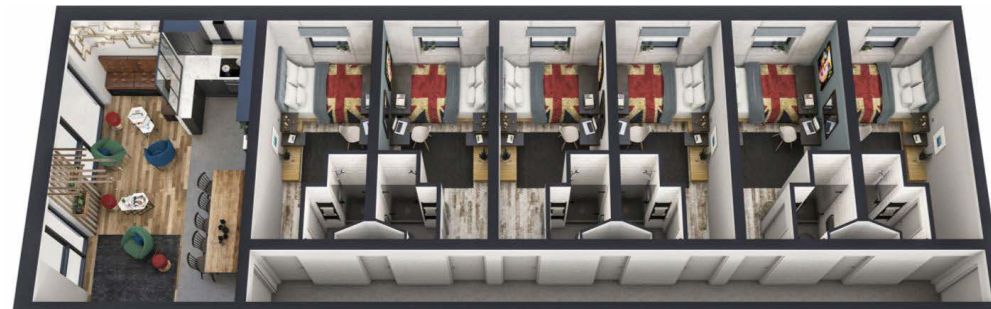
AURA

6 bed cluster from £377,700

Purchase price	£377,700
Reservation Fee	£30,000
50% on Exchange of Contracts Deposit less reservation fee	£158,850
50% due at target completion date September 2017	£188,850
Anticipated rent week x 48 weeks	£882
Total gross annual income	£42,336
Service & Maintenance charge	£6,350.40
Management Fee	£2,116.80
Ground Rent	£1,500.00
Total Charges	£9,967.20
Net Income	£32,369
Net Yield	8.57%



*Please note financials are for indicative purposes only and may be subject to change. Rental income is assured at 8.5% for 5 years NET of all costs.



5-year investment scenario

Purchase Price	£377,700
8.5% Net Annual Income for 5 years	£32,104.50
NET Income over 5 Years	£160,522.50
29% uplift on Purchase Price	£108,051.59
Total Income over 5 Years	£268,574

ROI % over 5 years **71.11%**

Annualised NET ROI **14.22%**

Yield compression	Annual income	Yield %
Year 1	£32,368.80	8.57
Year 2	£33,339.86	8.83
Year 3	£34,340.06	9.09
Year 4	£35,370.26	9.36
Year 5	£36,431.37	9.65
Forecast sale price based on 7.5% yield compression	£485,751.59	
Uplift based on 7.5% Yield compression	£108,051.59	
Yield compression percentage uplift	29%	