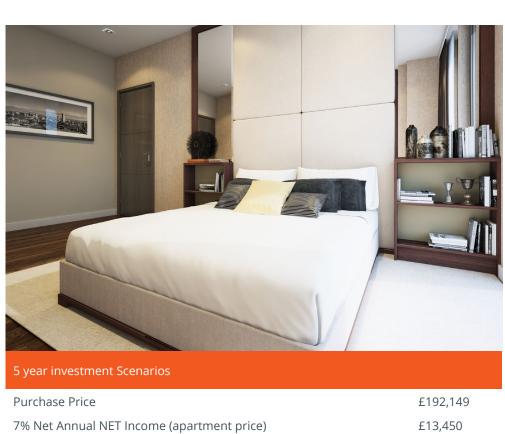
The Residence - Manchester Waterside

2 bed apartments from £192,148

Apartment Purchase Price Estimated completion value Luxury Furniture Pack (Required for rental assurance option) Total purchase price including furniture	£192,149 £218,351 £5,000 £197,149
Reservation Fee 30% Exchange of Contracts Deposit less reservation fee 20% due on the 5 th of January 2018 30% due on the 1 st of June 2018 20% due at completion	£5,000 £54,144.66 £39,429.78 £59,144.66 £38,429.78
Rent Per Calendar Month	£1,357
Total Gross Annual Income	£16,284
Annual Service Charge	£1,628
Management Fee	£814
Ground Rent	£400
Total Charges	£2,843
Net Income	£13,441
Projected Net Yield	7%



- *please note financials are for indicative purposes only and may be subject to change
- * rental income is contractually assured at 7% net for the first 3 years
- * capital growth assuming a conservative 4% per annum (zoopla annual average currently 7% p/a)
- *Estimated value on completion as per the Independent RICS report provided by Beesleys chartered surveyors



ROI % over 5 Years	67.94%
Total Income over 5 Years	£130,543
Projected capital appreciation in year 5	£63,291
NET Rental Income over 5 Years	£67,252
7% Net Annual NET Income (apartment price)	£13,450
Purchase Price	£192,149

Projected capital growth over 5 year period

Annualised NET ROI

Year 1	£218,351
Year 2	£227,085
Year 3	£236,168
Year 4	£245,615
Year 5	£255,440

13.59%

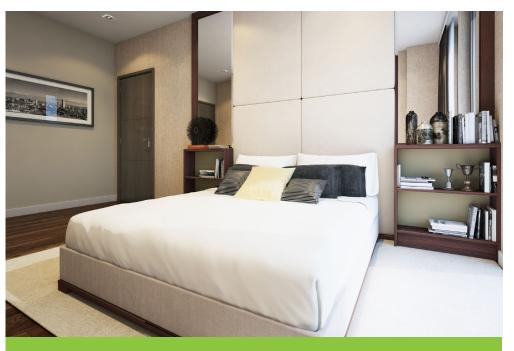
The Residence - Manchester Waterside

3 bed apartments from £319,642

Apartment Purchase Price Estimated completion value Luxury Furniture Pack (Required for rental assurance option) Total purchase price including furniture	£319,642 £363,229 £5,000 £324,642	
Reservation Fee 30% Exchange of Contracts Deposit less reservation fee 20% due on the 5 th of January 2018 30% due on the 1 st of June 2018 20% due at completion	£5,000 £92,392.53 £64,928.35 £95,892.53 £64,928	
Rent Per Calendar Month Total Gross Annual Income	£2,233 £26,794	
Annual Service Charge Management Fee Ground Rent Total Charges	£2,679 £1,340 £400 £4,419	
Net Income Projected Net Yield	£22,375 7%	



^{*}please note financials are for indicative purposes only and may be subject to change



5 year investment Scenarios

Annualised NET ROI

ROI % over 5 Years	67.94%
Total Income over 5 Years	£217,160
Projected capital appreciation in year 5	£105,285
NET Rental Income over 5 Years	£111,875
7% Net Annual NET Income (apartment price)	£22,375
Purchase Price	£319,642

Projected capital growth over 5 year period

Year 1	£363,229
Year 2	£377,758
Year 3	£392,869
Year 4	£408,584
Year 5	£424,927

13.59%

^{*}rental income is contractually assured at 7% net for the first 3 years

^{*}capital growth assuming a conservative 4% per annum (zoopla annual average currently 7% p/a)

^{*}Estimated value on completion as per the Independent RICS report provided by Beesleys chartered surveyors