

# PROJECTED INVESTMENT FIGURES

## TOWNHOMES AT OASIS BEACH CLUB

### 1 bedroom / 1 bathroom

PRICES INCLUDING FURNISHINGS FROM £123,700

RESERVATION DEPOSIT	£ 2,000
SIGNATURE OF CONTRACT	£22,740
START OF CONSTRUCTION	£24,740
TOTAL DEPOSIT (40% of purchase price)	<u>£49,480</u>

### ESTIMATED RENTAL FIGURES

#### FLEXIBLE RENTAL

	<u>16 Weeks</u>	<u>22 Weeks</u>	<u>26 Weeks</u>
Average net rental @ £425	£ 6,800	£ 9,350	£11,050
<u>Less</u> estimated running costs*	£ 2,135	£ 2,195	£ 2,235
<i>ESTIMATED NET INCOME</i>	<u>£ 4,665</u>	<u>£ 7,155</u>	<u>£ 8,815</u>

\* Running costs include membership fees, community and utility charges.

### PROJECTED ANNUAL PROFIT

The following figures assume a capital growth of 12% p.a.

#### With the flexible Plan (22 weeks)

£ 7,155 rental income  
£14,844 capital growth p.a.  
**£21,999** (44% return on initial capital)

#### With the flexible plan (26 weeks)

£ 8,815 rental income  
£14,844 capital growth p.a.  
**£23,659** (48% return on initial capital)

Assuming the balance of the purchase price is taken with finance, a 20 year capital repayment mortgage will be £6,210 per annum based on an interest rate of 5.50%

Therefore to cover all costs and mortgage payments the property will need to be rented out for 20 weeks per year.

Superior Real Estate Group does not claim to be a financial or legal advisor.

All figures are estimated. This is in no way to guarantee occupancy.

Income figures do not reflect long term appreciation or the increase/fall of rental rates.

Expenses can vary with inflation and other factors.

A figure of approximately 6% should be allowed for closing/legal fees over the purchase price.

This information does not constitute part of a contract and is offered for guidance purposes only. Prices, terms and conditions may be subject to change without prior notice. Correct as at 27<sup>th</sup> September 2006