

PROJECTED INVESTMENT FIGURES

APARTMENTS AT OASIS BEACH CLUB

2 bedrooms / 1 bathroom

PRICES INCLUDING FURNISHINGS FROM £118,350

| | |
|---------------------------------------|----------------|
| RESERVATION DEPOSIT | £ 2,000 |
| SIGNATURE OF CONTRACT | £21,670 |
| START OF CONSTRUCTION | £23,670 |
| TOTAL DEPOSIT (40% of purchase price) | <u>£47,340</u> |

ESTIMATED RENTAL FIGURES

FLEXIBLE RENTAL

| | <u>16 Weeks</u> | <u>22 Weeks</u> | <u>26 Weeks</u> |
|--------------------------------------|-----------------|-----------------|-----------------|
| Average net rental @ £375 | £ 6,000 | £ 8,250 | £ 9,750 |
| <u>Less</u> estimated running costs* | £ 2,085 | £ 2,145 | £ 2,185 |
| <i>ESTIMATED NET INCOME</i> | <u>£ 3,915</u> | <u>£ 6,105</u> | <u>£ 7,565</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)

£ 6,105 rental income
£14,202 capital growth p.a.
£20,307 (43% return on initial capital)

With the flexible plan (26 weeks)

£ 7,565 rental income
£14,202 capital growth p.a.
£21,767 (46% return on initial capital)

Assuming the balance of the purchase price is taken with finance, a 20 year capital repayment mortgage will be £5,942 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 22 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 27th September 2006