

PROJECTED INVESTMENT FIGURES

TOWNHOMES AT OASIS BEACH CLUB

2 bedrooms / 2 bathrooms

PRICES INCLUDING FURNISHINGS FROM £144,950

| | |
|---------------------------------------|----------------|
| RESERVATION DEPOSIT | £ 2,000 |
| SIGNATURE OF CONTRACT | £26,990 |
| START OF CONSTRUCTION | £28,990 |
| TOTAL DEPOSIT (40% of purchase price) | <u>£57,980</u> |

ESTIMATED RENTAL FIGURES

FLEXIBLE RENTAL

| | <u>16 Weeks</u> | <u>22 Weeks</u> | <u>26 Weeks</u> |
|--------------------------------------|-----------------|-----------------|-----------------|
| Average net rental @ £565 | £ 9,040 | £12,430 | £14,690 |
| <u>Less</u> estimated running costs* | £ 2,295 | £ 2,355 | £ 2,375 |
| <u>ESTIMATED NET INCOME</u> | <u>£ 6,745</u> | <u>£10,075</u> | <u>£12,315</u> |

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

PROJECTED ANNUAL PROFIT

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

| <u>With the flexible Plan (22 weeks)</u> | <u>With the flexible plan (26 weeks)</u> |
|--|--|
| £10,075 rental income | £12,315 rental income |
| £17,394 capital growth p.a. | £17,394 capital growth p.a. |
| £27,469 (47% return on initial capital) | £29,709 (51% return on initial capital) |

Assuming the balance of the purchase price is taken with finance, a 20 year capital repayment mortgage will be £7,277 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 17 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