

PROJECTED INVESTMENT FIGURES

APARTMENTS AT OASIS BEACH CLUB

3 bedrooms / 2 bathrooms

PRICES INCLUDING FURNISHINGS FROM £138,000

RESERVATION DEPOSIT	£ 2,000
SIGNATURE OF CONTRACT	£25,600
START OF CONSTRUCTION	£27,600
TOTAL DEPOSIT (40% of purchase price)	<u>£55,200</u>

ESTIMATED RENTAL FIGURES

FLEXIBLE RENTAL

	<u>16 Weeks</u>	<u>22 Weeks</u>	<u>26 Weeks</u>
Average net rental @ £450	£ 7,200	£ 9,900	£11,700
<u>Less</u> estimated running costs*	£ 2,085	£ 2,145	£ 2,185
<i>ESTIMATED NET INCOME</i>	<u>£ 5,115</u>	<u>£ 7,755</u>	<u>£ 9,515</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>
£ 9,900 rental income	£11,700 rental income
£16,560 capital growth p.a.	£16,560 capital growth p.a.
£26,460 (48% return on initial capital)	£28,260 (51% return on initial capital)

Assuming the balance of the purchase price is taken with finance, a 20 year capital repayment mortgage will be £6,928 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 between 18 & 21 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