

# PROJECTED INVESTMENT FIGURES

## TOWNHOMES AT OASIS BEACH CLUB

### 3 bedrooms / 3 bathrooms

PRICES INCLUDING FURNISHINGS FROM £161,950

RESERVATION DEPOSIT	£ 2,000
SIGNATURE OF CONTRACT	£30,390
START OF CONSTRUCTION	£32,390
TOTAL DEPOSIT (40% of purchase price)	<u>£64,780</u>

### ESTIMATED RENTAL FIGURES

#### FLEXIBLE RENTAL

	<u>16 Weeks</u>	<u>22 Weeks</u>	<u>26 Weeks</u>
Average net rental @ £675	£10,800	£14,850	£17,550
<u>Less</u> estimated running costs*	£ 2,455	£ 2,515	£ 2,555
<i>ESTIMATED NET INCOME</i>	<u>£ 8,345</u>	<u>£12,335</u>	<u>£14,995</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)

£12,335 rental income  
£19,434 capital growth p.a.  
**£31,769** (49% return on initial capital)

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

£14,995 rental income  
£19,434 capital growth p.a.  
**£34,429** (53% return on initial capital)

Assuming the balance of the purchase price is taken with finance, a 20 year capital repayment mortgage will be £8,130 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 16 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