

PROJECTED INVESTMENT FIGURES

PRESTIGE DETACHED HOMES AT OASIS BEACH CLUB

The Palms – 3 bedrooms / 2 bathrooms

PRICES INCLUDING FURNISHINGS & POOL FROM £236,950

RESERVATION DEPOSIT	£ 2,000
SIGNATURE OF CONTRACT	£45,390
START OF CONSTRUCTION	£47,390
TOTAL DEPOSIT (40% of purchase price)	<u>£94,780</u>

ESTIMATED RENTAL FIGURES

FLEXIBLE RENTAL

	<u>16 Weeks</u>	<u>22 Weeks</u>	<u>26 Weeks</u>
Average net rental @ £890	£14,240	£19,580	£23,140
<u>Less</u> estimated running costs*	£ 2,650	£ 2,950	£ 3,150
<i>ESTIMATED NET INCOME</i>	<u>£11,590</u>	<u>£16,630</u>	<u>£19,990</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)

£16,630 rental income
£28,434 capital growth p.a.
£45,064 (47% return on initial capital)

With the flexible plan (26 weeks)

£19,990 rental income
£28,434 capital growth p.a.
£48,424 (51% return on initial capital)

Assuming the balance of the purchase price is taken with finance, a 20 year capital repayment mortgage will be £11,896 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 just 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 27th September 2006