

Claremont Conversion, low Bridge Road, Bilston, Wolverhampton, WV14 6BP

Specification						Apartment Value			Rental v. Interest			Fees and Costs							Reservation	
Plot No	Type	Sq Ft	Parking	No of Beds	No of Baths	Market Price *	Discount	Discounted Price	Monthly Interest Cost @ 6.69%	Rentals as per Valuation **	Interest Cover	MFL Broker Fees	PFL Fee	Legal Fees, PFL Assignment Fee and Bridging Loan ***	Stamp Duty	Valuation fee (Estimated) ****	Cashback	Total Fees & Costs	Refundable Reservation Fee (Refundable within 48hrs) *****	
14	Ground Floor	534	1	1	1	£95,500	£23,875	£71,625	£399	£425	106%	£895	£2,865	£1,628	Exempt	£399	£0	£5,787	£1,000	Available
15	Ground Floor	442	1	1	1	£79,250	£19,813	£59,438	£331	£425	128%	£743	£2,378	£1,628	Exempt	£399	£0	£5,147	£1,000	Reserved
16	Ground Floor	544	1	1	1	£97,500	£24,375	£73,125	£408	£425	104%	£914	£2,925	£1,628	Exempt	£399	£0	£5,866	£1,000	Available
17	Ground Floor	703	1	2	1	£125,500	£31,375	£94,125	£525	£475	91%	£1,177	£3,765	£1,628	£1,255	£399	£0	£8,224	£1,000	Available
18	Ground Floor	848	1	2	2	£145,500	£36,375	£109,125	£608	£475	78%	£1,364	£4,365	£1,628	£1,455	£399	£0	£9,211	£1,000	Available
19	Ground Floor	502	1	1	1	£90,000	£22,500	£67,500	£376	£425	113%	£844	£2,700	£1,628	Exempt	£399	£0	£5,571	£1,000	Available
20	Ground Floor	681	1	2	1	£121,000	£30,250	£90,750	£506	£475	94%	£1,134	£3,630	£1,628	Exempt	£399	£0	£6,791	£1,000	Available
28	First Floor	838	1	2	2	£150,000	£37,500	£112,500	£627	£475	76%	£1,406	£4,500	£1,628	£1,500	£399	£0	£9,433	£1,000	Available
29	First Floor	558	1	1	1	£100,000	£25,000	£75,000	£418	£425	102%	£938	£3,000	£1,628	Exempt	£399	£0	£5,965	£1,000	Available
30	First Floor	496	1	1	1	£89,000	£22,250	£66,750	£372	£425	114%	£834	£2,670	£1,628	Exempt	£399	£0	£5,531	£1,000	Available
33	First Floor	479	1	1	1	£86,000	£21,500	£64,500	£360	£425	118%	£806	£2,580	£1,628	Exempt	£399	£0	£5,413	£1,000	Available
34	First Floor	483	1	1	1	£111,500	£27,875	£83,625	£466	£425	91%	£1,045	£3,345	£1,628	Exempt	£399	£0	£6,417	£1,000	Available
35	First Floor	611	1	1	1	£109,500	£27,375	£82,125	£458	£425	93%	£1,027	£3,285	£1,628	Exempt	£399	£0	£6,339	£1,000	Available
36	First Floor	712	1	2	1	£127,000	£31,750	£95,250	£531	£475	89%	£1,191	£3,810	£1,628	£1,270	£399	£0	£8,298	£1,000	Available

* The market values & ** rentals given have been provided from a RICS registered valuer for mortgage purposes. You may achieve less than these figures when you sell or rent the property. No liability is given to any third party if this occurs.

*** The Legal Fees exclude miscellaneous charges such as; Land registry fees, Government tax form fee, Engrossment fee, Ground rent and service charge, Notice of mortgage fee (plus vat), Funds transfer fee, Our fee for transferring funds & Landlords notice. In addition to this there maybe an additional valuation fee and lender related fees when arranging finance.

**** This fee is for indicative purposes only and the actual fee you pay may be greater. The valuation fee excludes cost for a re-inspection if applicable.**** Once the 48 hrs "cooling-off period" has expired, this amount is forwarded to the solicitor/developer. This fee will be used to offset the miscellaneous costs.

Property for Life obtain independent valuations prior to all releases, and only release when a development returns a valuation report equivalent to 100% of the developer's asking price. (Each valuation report is carried out via a member of the Royal Institute of Chartered Surveyors who is also the appointed valuer acting on behalf of the bank providing you the Buy To Let mortgage)

Realistic rental figures are provided on the front detail page. The estimated monthly interest is based on an 75% buy to let mortgage @ 6.69%

The Interest rate available to you will depend on your individual circumstances, loan amount, and also depends on periodic changes from the lending companies. Please speak to our Mortgage brokers to ascertain the level of interest available to you. Lender related fees may be payable when arranging finance. Mortgages are subject to sta

Outline Indicative Investment Appraisal for Claremont Conversion, low Bridge Road, Bilston, Wolverhampton, WV14 6BP

Current Market Value	Discount to Investor	Mortgage Available	Cashback on Completion (Subject to mortgage)	Stamp Duty	Valuation Fee (Estimated)	All legal Fees + VAT & Assignment Fee	PFL Fee + MFL Broker Fee (Based on 85% LTV)	Fees & Costs on completion
95,500	23,875	71,625	-	Exempt	399	1,628	3,760	5,787

TEN YEAR CASH FLOW FORECAST

Year	Rental Income per annum (a)	Mortgage Repayments (interest only) (b)	Ground Rent per annum (c)	Service Charges per annum (d)	Lettings & Management Fees per annum (e)	Void Period per annum (f)	Net Flow per annum a-(b+c+d+e+f)	Capital Appreciation	Return On Capital Employed
1	5,100	4,792	125	1,023	459	392	1,691	4,775	53%
2	5,355	4,792	126	1,033	482	412	1,490	5,014	61%
3	5,622	4,792	128	1,044	506	432	1,279	5,264	69%
4	5,903	4,792	129	1,054	531	454	1,056	5,528	77%
5	6,199	4,792	130	1,065	558	477	822	5,804	86%
6	6,509	4,792	131	1,075	586	501	576	6,094	95%
7	6,834	4,792	133	1,086	615	526	317	6,399	105%
8	7,176	4,792	134	1,097	646	552	45	6,719	115%
9	7,534	4,792	135	1,108	678	580	242	7,055	126%
10	7,911	4,792	137	1,119	712	609	543	7,408	137%

Calculation are based on following assumptions

Increase in House Price (Average taken over 10 years)	5%
Interest rate (variable)	6.69%
Ground Rent increase (per annum)	1%
Service charge increase (per annum)	1%
Lettings fees paid (per annum)	9%
Void Period (Weeks)	4
Mortgage (Loan To Value)	80%
Increase in Rent (per annum)	5%
Rental Income Per Week	98.07

Equity Withdrawal

Based on the assumptions used for the above calculations and on current lending criteria you could remortgage at any time from Year 2 to Year 10 and withdraw a capital sum in the region of -

Year 2	£9,789
Year 3	£15,053
Year 4	£20,581
Year 5	£26,385
Year 10	£60,059

PFL recommend with any property investment you should wait a minimum of 2 years before you can expect to remortgage and withdraw additional equity

Please Note: The above calculations do not take into account any OPTIONAL cashback

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**Schedule of Payments for
Claremont Conversion, low Bridge Road, Bilston, Wolverhampton, WV14 6BP**

Property Detail	Amount Due	Timescale
Property Market Value (valued by RICS registered surveyor)	£ 95,500	
Cash Back @ (Immediate Equity)	-£ 23,875	
Discounted Price	£ 71,625	
Payments Due on, And After Reservation		
Reservation Fee (Refundable within 48 hours)	£ 1,000	On Reservation
PFL Fee	£ 2,865	On Day 3
MFL Broker Fees of 1.25% (Based on 85% LTV)	£ 895	On Receipt of Mortgage Application
Valuation Fee (Estimated)	£ 399	On Receipt of Mortgage Application
Total Payment on Reservation	£ 5,159	
On Completion		
Legal Fees (Excluding Miscellaneous Charges. Contact Solicitor for Exact Costs)	£ 1,628	1 Week Prior to Completion
Stamp Duty	Exempt	On Completion
Refunded Reservation Fee (Part or all of this original payment will be used by the solicitor to offset the miscellaneous costs)	£ 1,000	On Completion
Cashback	£ -	
Total Investment to buy property	£ 5,787	

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