

Daisy Nook Gardens, Dukinfield, Cheshire, SK16 4SL

Specification						Apartment Value			Rental v. Interest			Fees and Costs						Reservation		
Plot No	Type	Parking	Sq.Ft	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) *****	
48	Hartingdale	1 space	744	2	2	£150,000	£37,500	£112,500	£627	£600	96%	£1,406	£3,750	£1,628	£1,500	£399	£0	£8,683	£1,000	Available
50	Hartingdale	1 space	744	2	2	£150,000	£37,500	£112,500	£627	£600	96%	£1,406	£3,750	£1,628	£1,500	£399	£0	£8,683	£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% and a rental coverage of 81%

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 Daisy Nook Gardens, Dukinfield, Cheshire, SK16 4SL

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
150,000	37,500	112,500	-	1,500	399	1,628	5,156	8,683

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	7,200	7,526	125	1,023	648	554	2,676	7,500	56%
2	7,560	7,526	126	1,033	680	582	2,388	7,875	63%
3	7,938	7,526	128	1,044	714	611	2,084	8,269	71%
4	8,335	7,526	129	1,054	750	641	1,765	8,682	80%
5	8,752	7,526	130	1,065	788	673	1,430	9,116	89%
6	9,189	7,526	131	1,075	827	707	1,077	9,572	98%
7	9,649	7,526	133	1,086	868	742	707	10,051	108%
8	10,131	7,526	134	1,097	912	779	317	10,553	118%
9	10,638	7,526	135	1,108	957	818	93	11,081	129%
10	11,170	7,526	137	1,119	1,005	859	523	11,635	140%

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)	75%
Increase in Rent (per annum)	5%
Rental Income Per Week	138.46

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	£15,375
Year 3	£23,644
Year 4	£32,326
Year 5	£41,442
Year 10	£94,334
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
Daisy Nook Gardens, Dukinfield, Cheshire, SK16 4SL**

Property Detail	Amount Due	Timescale
Property Market Value (valued by RICS registered surveyor)	£ 150,000	
Discount (assisted deposit)	-£ 37,500	
Discounted Price	£ 112,500	
Payments Due on, And After Reservation		
Reservation Fee (Refundable within 48 hours)	£ 1,000	On Reservation
PFL Fee	£ 3,750	On Day 3
MFL Broker Fees of 1.25% (Based on 85% LTV)	£ 1,406	On Receipt of Mortgage Application
Valuation Fee (Estimated)	£ 399	On Receipt of Mortgage Application
Total Payment on Reservation	£ 6,555	
On Completion		
Legal Fees (Excluding Miscellaneous Charges. Contact Solicitor for Exact Costs)	£ 1,628	1 Week Prior to Completion
Stamp Duty	£ 1,500	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	£ 8,683	

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