

The Hawthorns, Hazelbottom Road, Blackley, Manchester M8 0GQ

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 @ 7.44%	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) *****	
31	c	1	584	2	2	£129,950	£25,990	£103,960	£645	£525	81%	£1,300	£3,899	£1,425	Exempt	£399	£6,498	£525	£1,000	Available
32	a	1	713	2	2	£138,950	£27,790	£111,160	£689	£525	76%	£1,390	£4,169	£1,425	Exempt	£399	£6,948	£435	£1,000	Available
33	b	1	654	2	2	£134,950	£26,990	£107,960	£669	£525	78%	£1,350	£4,049	£1,425	Exempt	£399	£6,748	£475	£1,000	Available
34	b	1	654	2	2	£134,950	£26,990	£107,960	£669	£525	78%	£1,350	£4,049	£1,425	Exempt	£399	£6,748	£475	£1,000	Available
35	a	1	713	2	2	£138,950	£27,790	£111,160	£689	£525	76%	£1,390	£4,169	£1,425	Exempt	£399	£6,948	£435	£1,000	Available
36	e	1	713	2	2	£139,950	£27,990	£111,960	£694	£525	76%	£1,400	£4,199	£1,425	Exempt	£399	£6,998	£425	£1,000	Available
37	a	1	713	2	2	£139,950	£27,990	£111,960	£694	£525	76%	£1,400	£4,199	£1,425	Exempt	£399	£6,998	£425	£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 80% buy to let mortgage 7.44%

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 The Hawthorns, Hazelbottom Road, Blackley, Manchester M8 0GQ

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
129,950	25,990	103,960	6,498	Exempt	399	1,425	5,198	525

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	6,300	7,735	250	815	567	485	- 3,551	6,498	562%
2	6,615	7,735	253	823	595	509	- 3,299	6,822	672%
3	6,946	7,735	255	831	625	534	- 3,035	7,163	787%
4	7,293	7,735	258	840	656	561	- 2,756	7,522	909%
5	7,658	7,735	260	848	689	589	- 2,463	7,898	1036%
6	8,041	7,735	263	857	724	619	- 2,156	8,293	1170%
7	8,443	7,735	265	865	760	649	- 1,832	8,707	1311%
8	8,865	7,735	268	874	798	682	- 1,491	9,143	1459%
9	9,308	7,735	271	883	838	716	- 1,134	9,600	1614%
10	9,773	7,735	273	891	880	752	- 757	10,080	1777%

Calculation are based on following assumptions

Increase in House Price (Average taken over 10 years)	5%
Interest rate (variable)	7.44%
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	121.15

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	£13,320
Year 3	£20,483
Year 4	£28,005
Year 5	£35,903
Year 10	£81,725
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

The market value and estimated rentals given have been provided from a RICS registered valuer.
You may achieve less than these figures when you sell/let the property. No liability is given to any third party if this occurs.

**Schedule of Payments for
The Hawthorns, Hazelbottom Road, Blackley, Manchester M8 0GQ**

Property Detail	Amount Due	Timescale
Property Market Value (valued by RICS registered surveyor)	£ 129,950	
Discount (assisted deposit)	-£ 25,990	
Discounted Price	£ 103,960	
Payments Due on, And After Reservation		
Reservation Fee (Refundable within 48 hours)	£ 1,000	On Reservation
PFL Fee	£ 3,899	On Day 3
MFL Broker Fees of 1.25% (Based on 85% LTV)	£ 1,300	On Receipt of Mortgage Application
Valuation Fee (Estimated)	£ 399	On Receipt of Mortgage Application
Total Payment on Reservation	£ 6,597	
On Completion		
Legal Fees (Excluding Miscellaneous Charges. Contact Solicitor for Exact Costs)	£ 1,425	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	£ 6,498	
Total Investment to buy property	£ 525	

The market value and estimated rentals given have been provided from a RICS registered valuer.
You may achieve less than these figures when you sell/let the property. No liability is given to any third party if this occurs.