

**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 @ 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) *****	
31	C	1 Space	584	2	2	£129,950	£32,488	£97,463	£543	£525	97%	£1,218	£3,899	£1,628	Exempt	£399	£0	£7,144	£1,000	Available
32	A	1 Space	713	2	2	£138,950	£34,738	£104,213	£581	£525	90%	£1,303	£4,169	£1,628	Exempt	£399	£0	£7,498	£1,000	Available
33	B	1 Space	654	2	2	£134,950	£33,738	£101,213	£564	£525	93%	£1,265	£4,049	£1,628	Exempt	£399	£0	£7,341	£1,000	Available
34	B	1 Space	654	2	2	£134,950	£33,738	£101,213	£564	£525	93%	£1,265	£4,049	£1,628	Exempt	£399	£0	£7,341	£1,000	Available
35	A	1 Space	713	2	2	£138,950	£34,738	£104,213	£581	£525	90%	£1,303	£4,169	£1,628	Exempt	£399	£0	£7,498	£1,000	Available
36	E	1 Space	713	2	2	£139,950	£34,988	£104,963	£585	£525	90%	£1,312	£4,199	£1,628	Exempt	£399	£0	£7,538	£1,000	Available
37	A	1 Space	713	2	2	£139,950	£34,988	£104,963	£585	£525	90%	£1,312	£4,199	£1,628	Exempt	£399	£0	£7,538	£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 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	<b>32,488</b>	97,463	-	Exempt	399	1,628	5,117	<b>7,144</b>

### 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	6,520	250	815	567	485	2,337	6,498	<b>58%</b>
2	6,615	6,520	253	823	595	509	2,085	6,822	<b>66%</b>
3	6,946	6,520	255	831	625	534	1,820	7,163	<b>75%</b>
4	7,293	6,520	258	840	656	561	1,542	7,522	<b>84%</b>
5	7,658	6,520	260	848	689	589	1,249	7,898	<b>93%</b>
6	8,041	6,520	263	857	724	619	941	8,293	<b>103%</b>
7	8,443	6,520	265	865	760	649	617	8,707	<b>113%</b>
8	8,865	6,520	268	874	798	682	277	9,143	<b>124%</b>
9	9,308	6,520	271	883	838	716	81	9,600	<b>136%</b>
10	9,773	6,520	273	891	880	752	457	10,080	<b>147%</b>

#### 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	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	<b>£13,320</b>
Year 3	<b>£20,483</b>
Year 4	<b>£28,005</b>
Year 5	<b>£35,903</b>
Year 10	<b>£81,725</b>
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  
The Hawthorns, Hazelbottom Road, Blackley, Manchester M8 0GQ**

Property Detail	Amount Due	Timescale
<b>Property Market Value (valued by RICS registered surveyor)</b>	£ 129,950	
Discount (assisted deposit)	-£ 32,488	
<b>Discounted Price</b>	£ 97,463	
<b>Payments Due on, And After Reservation</b>		
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)	£ 1,218	On Receipt of Mortgage Application
Valuation Fee (Estimated)	£ 399	On Receipt of Mortgage Application
<b>Total Payment on Reservation</b>	<b>£ 6,516</b>	
<b>On Completion</b>		
Legal Fees (Excluding Miscellaneous Charges. Contact Solicitor for Exact Costs)	£ 1,628	1 Week Prior to Completion
Stamp Duty	Exempt	On Completion
<b>Refunded</b> Reservation Fee (Part or all of this original payment will be used by the solicitor to offset the miscellaneous costs)	<b>£ 1,000</b>	On Completion
<b>Cashback</b>	<b>£ -</b>	
<b>Total Investment to buy property</b>	<b>£ 7,144</b>	

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