

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 | 584 | 2 | 2 | £129,950 | £32,488 | £97,463 | £543 | £525 | 97% | £1,218 | £3,899 | £1,425 | Exempt | £399 | £0 | £6,941 | £1,000 |
| 32 | a | 1 | 713 | 2 | 2 | £138,950 | £34,738 | £104,213 | £581 | £525 | 90% | £1,303 | £4,169 | £1,425 | Exempt | £399 | £0 | £7,295 | £1,000 |
| 33 | b | 1 | 654 | 2 | 2 | £134,950 | £33,738 | £101,213 | £564 | £525 | 93% | £1,265 | £4,049 | £1,425 | Exempt | £399 | £0 | £7,138 | £1,000 |
| 34 | b | 1 | 654 | 2 | 2 | £134,950 | £33,738 | £101,213 | £564 | £525 | 93% | £1,265 | £4,049 | £1,425 | Exempt | £399 | £0 | £7,138 | £1,000 |
| 35 | a | 1 | 713 | 2 | 2 | £138,950 | £34,738 | £104,213 | £581 | £525 | 90% | £1,303 | £4,169 | £1,425 | Exempt | £399 | £0 | £7,295 | £1,000 |
| 36 | e | 1 | 713 | 2 | 2 | £139,950 | £34,988 | £104,963 | £585 | £525 | 90% | £1,312 | £4,199 | £1,425 | Exempt | £399 | £0 | £7,335 | £1,000 |
| 37 | a | 1 | 713 | 2 | 2 | £139,950 | £34,988 | £104,963 | £585 | £525 | 90% | £1,312 | £4,199 | £1,425 | Exempt | £399 | £0 | £7,335 | £1,000 |

Available
Available
Available
Available
Available
Available
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 status

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% on completion LTV) | Fees & Costs on completion |
|----------------------|----------------------|--------------------|--|------------|---------------------------|---------------------------------------|---|----------------------------|
| 129,950 | 32,488 | 97,463 | - | Exempt | 399 | 1,425 | 5,117 | 6,941 |

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 | 60% |
| 2 | 6,615 | 6,520 | 253 | 823 | 595 | 509 | 2,085 | 6,822 | 68% |
| 3 | 6,946 | 6,520 | 255 | 831 | 625 | 534 | 1,820 | 7,163 | 77% |
| 4 | 7,293 | 6,520 | 258 | 840 | 656 | 561 | 1,542 | 7,522 | 86% |
| 5 | 7,658 | 6,520 | 260 | 848 | 689 | 589 | 1,249 | 7,898 | 96% |
| 6 | 8,041 | 6,520 | 263 | 857 | 724 | 619 | 941 | 8,293 | 106% |
| 7 | 8,443 | 6,520 | 265 | 865 | 760 | 649 | 617 | 8,707 | 117% |
| 8 | 8,865 | 6,520 | 268 | 874 | 798 | 682 | 277 | 9,143 | 128% |
| 9 | 9,308 | 6,520 | 271 | 883 | 838 | 716 | 81 | 9,600 | 139% |
| 10 | 9,773 | 6,520 | 273 | 891 | 880 | 752 | 457 | 10,080 | 152% |

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 | £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) | -£ 32,488 | |
| Discounted Price | £ 97,463 | |
| 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) | £ 1,218 | On Receipt of Mortgage Application |
| Valuation Fee (Estimated) | £ 399 | On Receipt of Mortgage Application |
| Total Payment on Reservation | £ 6,516 | |
| 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 | £ - | |
| Total Investment to buy property | £ 6,941 | |

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.