

Holly Court, Speke Road, Garston, L19 2JX

Specification							Apartment Value			Rental v. Interest			Fees and Costs							Reservation	
Plot No	Floor	Type	Parking	Sq.Ft	No of Beds	No of Baths	Market Price*	Discount	Discounted Price	Monthly Interest Cost @ 6.69% Based on 75% LTV	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) *****	
101	Ground	G	Yes	563	2	1	£121,995	£30,499	£91,496	£510	£525	103%	£1,144	£3,660	£1,628	£1,220	£399	£0	£8,051	£1,000	Available
102	Ground	H1	Yes	577	1	1	£117,995	£29,499	£88,496	£493	£525	106%	£1,106	£3,540	£1,628	£1,180	£399	£0	£7,853	£1,000	Available
104	First	G	Yes	563	2	1	£122,995	£30,749	£92,246	£514	£525	102%	£1,153	£3,690	£1,628	£1,230	£399	£0	£8,100	£1,000	Available
105	First	F1	Yes	531	2	1	£115,995	£28,999	£86,996	£485	£525	108%	£1,087	£3,480	£1,628	£1,160	£399	£0	£7,754	£1,000	Available
106	First	F	Yes	547	2	1	£115,995	£28,999	£86,996	£485	£525	108%	£1,087	£3,480	£1,628	£1,160	£399	£0	£7,754	£1,000	Available
107	First	H	Yes	688	2	1	£139,995	£34,999	£104,996	£585	£525	90%	£1,312	£4,200	£1,628	£1,400	£399	£0	£8,939	£1,000	Available
108	Second	G	Yes	563	2	1	£123,995	£30,999	£92,996	£518	£525	101%	£1,162	£3,720	£1,628	£1,240	£399	£0	£8,149	£1,000	Available
109	Second	G	Yes	563	2	1	£123,995	£30,999	£92,996	£518	£525	101%	£1,162	£3,720	£1,628	£1,240	£399	£0	£8,149	£1,000	Available
110	Second	F1	Yes	531	2	1	£116,995	£29,249	£87,746	£489	£525	107%	£1,097	£3,510	£1,628	£1,170	£399	£0	£7,804	£1,000	Available
111	Second	F	Yes	547	2	1	£116,995	£29,249	£87,746	£489	£525	107%	£1,097	£3,510	£1,628	£1,170	£399	£0	£7,804	£1,000	Available
112	Second	H	Yes	688	2	1	£140,995	£35,249	£105,746	£590	£525	89%	£1,322	£4,230	£1,628	£1,410	£399	£0	£8,989	£1,000	Available
							£150,000	£37,500	£112,500	£627	£525	84%	£1,406	£4,500	£1,628	£1,500	£399	£0	£9,433	£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: 89%

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 Holly Court, Speke Road, Garston, L19 2JX

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
121,995	30,499	91,496	-	1,220	399	1,628	4,804	8,051

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	6,121	125	813	567	485	- 1,811	6,100	53%
2	6,615	6,121	126	821	595	509	- 1,558	6,405	60%
3	6,946	6,121	128	829	625	534	- 1,292	6,725	67%
4	7,293	6,121	129	838	656	561	- 1,012	7,061	75%
5	7,658	6,121	130	846	689	589	- 718	7,414	83%
6	8,041	6,121	131	854	724	619	- 409	7,785	92%
7	8,443	6,121	133	863	760	649	- 83	8,174	101%
8	8,865	6,121	134	872	798	682	258	8,583	110%
9	9,308	6,121	135	880	838	716	617	9,012	120%
10	9,773	6,121	137	889	880	752	995	9,463	130%

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	£12,504
Year 3	£19,229
Year 4	£26,291
Year 5	£33,705
Year 10	£76,722
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
Holly Court, Speke Road, Garston, L19 2JX**

Property Detail	Amount Due	Timescale
Property Market Value (valued by RICS registered surveyor)	£ 121,995	
Discount (assisted deposit)	-£ 30,499	
Discounted Price	£ 91,496	
Payments Due on, And After Reservation		
Reservation Fee (Refundable within 48 hours)	£ 1,000	On Reservation
PFL Fee	£ 3,660	On Day 3
MFL Broker Fees of 1.25% (Based on 85% LTV)	£ 1,144	On Receipt of Mortgage Application
Valuation Fee (Estimated)	£ 399	On Receipt of Mortgage Application
Total Payment on Reservation	£ 6,203	
On Completion		
Legal Fees (Excluding Miscellaneous Charges. Contact Solicitor for Exact Costs)	£ 1,628	1 Week Prior to Completion
Stamp Duty	£ 1,220	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	£ 8,051	

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.