

Watermark House, Carrington Point, Jenson Way, Nottingham

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) *****	
350	b	1	657	2	2	£139,995	£27,999	£111,996	£694	£550	79%	£1,400	£4,200	£1,425	£1,400	£399	£7,000	£1,824	£1,000	Available
351	a	1	657	2	2	£139,995	£27,999	£111,996	£694	£550	79%	£1,400	£4,200	£1,425	£1,400	£399	£7,000	£1,824	£1,000	Available
352	b	1	657	2	2	£139,995	£27,999	£111,996	£694	£550	79%	£1,400	£4,200	£1,425	£1,400	£399	£7,000	£1,824	£1,000	Available
353	a	1	657	2	2	£139,995	£27,999	£111,996	£694	£550	79%	£1,400	£4,200	£1,425	£1,400	£399	£7,000	£1,824	£1,000	Available
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356	a	1	657	2	2	£139,995	£27,999	£111,996	£694	£550	79%	£1,400	£4,200	£1,425	£1,400	£399	£7,000	£1,824	£1,000	Available
357	b	1	657	2	2	£139,995	£27,999	£111,996	£694	£550	79%	£1,400	£4,200	£1,425	£1,400	£399	£7,000	£1,824	£1,000	Available
358	a	1	657	2	2	£139,995	£27,999	£111,996	£694	£550	79%	£1,400	£4,200	£1,425	£1,400	£399	£7,000	£1,824	£1,000	Available
359	c	1	657	2	2	£139,995	£27,999	£111,996	£694	£550	79%	£1,400	£4,200	£1,425	£1,400	£399	£7,000	£1,824	£1,000	Available
360	b	1	657	2	2	£139,995	£27,999	£111,996	£694	£550	79%	£1,400	£4,200	£1,425	£1,400	£399	£7,000	£1,824	£1,000	Available
361	a	1	657	2	2	£139,995	£27,999	£111,996	£694	£550	79%	£1,400	£4,200	£1,425	£1,400	£399	£7,000	£1,824	£1,000	Available
362	b	1	657	2	2	£139,995	£27,999	£111,996	£694	£550	79%	£1,400	£4,200	£1,425	£1,400	£399	£7,000	£1,824	£1,000	Available
636	a	1	657	2	2	£139,995	£27,999	£111,996	£694	£550	79%	£1,400	£4,200	£1,425	£1,400	£399	£7,000	£1,824	£1,000	Available
364	c	1	657	2	2	£139,995	£27,999	£111,996	£694	£550	79%	£1,400	£4,200	£1,425	£1,400	£399	£7,000	£1,824	£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% and a rental coverage of 79%

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 Watermark House, Carrington Point, Jenson Way, Nottingham

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
139,995	27,999	111,996	7,000	1,400	399	1,425	5,600	1,824

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	6,600	8,333	125	610	594	508	3,569	7,000	188%
2	6,930	8,333	126	616	624	533	3,302	7,350	222%
3	7,277	8,333	128	622	655	560	3,020	7,717	258%
4	7,640	8,333	129	628	688	588	2,725	8,103	295%
5	8,022	8,333	130	635	722	617	2,414	8,508	334%
6	8,423	8,333	131	641	758	648	2,088	8,934	375%
7	8,845	8,333	133	648	796	680	1,744	9,380	419%
8	9,287	8,333	134	654	836	714	1,384	9,849	464%
9	9,751	8,333	135	661	878	750	1,005	10,342	512%
10	10,239	8,333	137	667	921	788	607	10,859	562%

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	126.92

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	£14,349
Year 3	£22,067
Year 4	£30,170
Year 5	£38,678
Year 10	£88,042
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 Watermark House, Carrington Point, Jenson Way, Nottingham

Property Detail	Amount Due	Timescale
Property Market Value (valued by RICS registered surveyor)	£ 139,995	
Discount (Assisted Deposit)	-£ 27,999	
Discounted Price	£ 111,996	
Payments Due on, And After Reservation		
Reservation Fee (Refundable within 48 hours)	£ 1,000	On Reservation
PFL Fee	£ 4,200	On Day 3
MFL Broker Fees of 1.25%	£ 1,400	On Receipt of Mortgage Application
Valuation Fee (Estimated)	£ 399	On Receipt of Mortgage Application
Total Payment on Reservation	£ 6,999	
On Completion		
Legal Fees (Excluding Miscellaneous Charges. Contact Solicitor for Exact Costs)	£ 1,425	1 Week Prior to Completion
Stamp Duty	£ 1,400	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	£ 7,000	
Total Investment to buy property	£ 1,824	

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