

Joule Point, Pendlebury, Swinton, Manchester, M27 8WG

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) *****	
128	Cherwell	1	630	2	1	£146,500	£36,625	£109,875	£613	£500	82%	£1,373	£4,395	£1,628	£1,465	£399	£0	£9,260	£1,000	Available
129	Cherwell	1	673	2	1	£146,500	£36,625	£109,875	£613	£500	82%	£1,373	£4,395	£1,628	£1,465	£399	£0	£9,260	£1,000	Available
130	Cherwell	1	651	2	1	£144,000	£36,000	£108,000	£602	£500	83%	£1,350	£4,320	£1,628	£1,440	£399	£0	£9,137	£1,000	Available
131	Cherwell	1	630	2	1	£147,500	£36,875	£110,625	£617	£500	81%	£1,383	£4,425	£1,628	£1,475	£399	£0	£9,310	£1,000	Available
132	Cherwell	1	673	2	1	£147,500	£36,875	£110,625	£617	£500	81%	£1,383	£4,425	£1,628	£1,475	£399	£0	£9,310	£1,000	Available
133	Cherwell	1	651	2	1	£145,000	£36,250	£108,750	£606	£500	82%	£1,359	£4,350	£1,628	£1,450	£399	£0	£9,186	£1,000	Available
134	Cherwell	1	619	2	1	£148,500	£37,125	£111,375	£621	£500	81%	£1,392	£4,455	£1,628	£1,485	£399	£0	£9,359	£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 Joule Point, Pendlebury, Swinton, Manchester, M27 8WG

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
146,500	36,625	109,875	-	1,465	399	1,628	5,768	9,260

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	6,000	7,351	150	790	540	462	- 3,292	7,325	44%
2	6,300	7,351	152	798	567	485	- 3,052	7,691	50%
3	6,615	7,351	153	806	595	509	- 2,799	8,076	57%
4	6,946	7,351	155	814	625	534	- 2,533	8,480	64%
5	7,293	7,351	156	822	656	561	- 2,253	8,904	72%
6	7,658	7,351	158	830	689	589	- 1,959	9,349	80%
7	8,041	7,351	159	839	724	619	- 1,650	9,816	88%
8	8,443	7,351	161	847	760	649	- 1,325	10,307	97%
9	8,865	7,351	162	855	798	682	- 984	10,822	106%
10	9,308	7,351	164	864	838	716	- 624	11,363	116%

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	115.38

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	£15,016
Year 3	£23,092
Year 4	£31,572
Year 5	£40,475
Year 10	£92,133
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
Joule Point, Pendlebury, Swinton, Manchester, M27 8WG**

Property Detail	Amount Due	Timescale
Property Market Value (valued by RICS registered surveyor)	£ 146,500	
Cash Back @ 15% (Immediate Equity)	-£ 36,625	
Discounted Price	£ 109,875	
Payments Due on, And After Reservation		
Reservation Fee (Refundable within 48 hours)	£ 1,000	On Reservation
PFL Fee	£ 4,395	On Day 3
MFL Broker Fees of 1.25% (Based on 85% LTV)	£ 1,373	On Receipt of Mortgage Application
Valuation Fee (Estimated)	£ 399	On Receipt of Mortgage Application
Total Payment on Reservation	£ 7,167	
On Completion		
Legal Fees (Excluding Miscellaneous Charges. Contact Solicitor for Exact Costs)	£ 1,628	1 Week Prior to Completion
Stamp Duty	£ 1,465	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	£ 9,260	

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