



FRATER PROPERTY PARTNERS
YOUR PROPERTY INVESTORS

Cash Flow

Hackett Grange

Overview of the numbers



Value	£250,000
Your Price	£225,000
Total Cash Required	£77,390

5 Year expected growth	Over 20%
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Discount %	10% Plus flooring + Turf
Discount (£)	£25,000 plus flooring + turf
C. Discount Including flooring & Turf (£)	£30,000

Gross Yield	5.9%
Year 1 Rental ROI (Rental Profit)	5.6%

Askern

Value: **£250,000**
 Your Price **£225,000**

Discount (%) **10% Plus Flooring & Turf**
 Discount (£) **£25,000 Plus Flooring & Turf**



Market Price	£250,000
Your Purchase Price	£225,000
Consultancy Fee	£5,000
Reservation deposit	£1,000
Total Deposit (minus res deposit)	£55,250
Solicitors fees	£950
Legal disbursements	£1,490
Mortgage	£168,750
Broker fees	£450
Stamp Duty	£13,250
Furniture - N/A	£0
TOTAL INVESTED	£77,390

25% Deposit	
Costs	-
Mortgage monthly @4.2%	£591
Service/Estate Charge	£14
Rental Management Inc VAT	£132
Rent	1100
Cash flow (monthly)	£363
Cash flow (yearly)	£4,361
Gross Yield	5.87%
Year 1 Rental ROI	5.63%

If you plan on putting down a larger deposit than 25% and need support with the numbers, then please speak to one of the team members who can do this for you

Interest rates are based off of an experienced investor but you should speak to a broker regarding your specific situation if you have not done so yet. We can put you in contact with an experienced broker if you ask
 *Please note, this cashflow is for guidance purposes only.
 There is a possibility that you may need to pay additional legal fees, dependant on your choice of mortgage lender and solicitor. Mortgage rates can also change from reservation to completion which is out of our control.

Capital Growth Projections



The following demonstrates why we secure discounts and purchase properties primed for capital growth. Even if the market in Nottingham only sees average growth over the next 5 years, the property should earn you your full deposit back in just 5 years, **ignoring rental profit**.

Value: £250,000. You will have bought for £225,000. Year 1 capital increase includes the growth that year, plus the discount secured. Growth in line with expected capital growth in the East Midlands over the next few years.

Capital Growth		Year 1	Year 2	Year 3	Year 4	Year 5
Capital Growth Example	4%	£260,000	£270,400	£281,216	£292,465	£304,163
Capital Increase (£)		£35,000	£45,400	£56,216	£67,465	£79,163
Capital ROI (%)		45.23%	58.66%	72.64%	87.17%	102.29%



Rental Growth Projections



Rental income typically increases with inflation, which means your gross yield should improve over time. See the example below:

Rental Growth		Year 1	Year 2	Year 3	Year 4	Year 5
Rental Growth Forecast	3.5%	13662	14140	14635	15147	15677
Gross Yield		6.07%	6.28%	6.50%	6.73%	6.97%

Total ROI Projections

The Total ROI includes both capital growth and rental income, and gives an indication of why property truly stands alone when investing and using leverage (4% Capital Growth & No Rental Growth Assumed)

Expected ROI		Year 1	Year 2	Year 3	Year 4	Year 5
Growth + Rental Profit		£39,361	£54,121	£69,298	£84,907	£100,966
Total ROI (%)		51%	70%	90%	110%	130%

*Please note, this is for guidance purposes only.



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