



5 YEAR
FORECAST

NORTH HILL
COURT
PLYMOUTH

NORTH HILL COURT PLYMOUTH

STUDIO APARTMENTS

	SALES PRICE	MONTHLY ASSURED INCOME	ANNUAL ASSURED INCOME	NET YIELD	
	£79,950	£533.00	£6,396.00	8.00%	
	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
MONTHLY ASSURED INCOME	£533.00	£533.00	£533.00	£533.00	£533.00
ANNUAL ASSURED INCOME	£6,396.00	£6,396.00	£6,396.00	£6,396.00	£6,396.00
DEDUCTIONS	NONE	NONE	NONE	NONE	NONE
NET YIELD (%)	8.00%	8.00%	8.00%	8.00%	8.00%

TOTAL 5 YEAR RETURN

INITIAL INVESTMENT £79,950	ASSURED RENT £31,980	BUYBACK AT 110% £87,945	TOTAL RETURN £119,925	ROI 150%
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NORTH HILL COURT PLYMOUTH

ONE BED APARTMENTS

	SALES PRICE	MONTHLY ASSURED INCOME	ANNUAL ASSURED INCOME	NET YIELD	
	£90,950	£606.33	£7,276.00	8.00%	
	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
MONTHLY ASSURED INCOME	£606.33	£606.33	£606.33	£606.33	£606.33
ANNUAL ASSURED INCOME	£7,276.00	£7,276.00	£7,276.00	£7,276.00	£7,276.00
DEDUCTIONS	NONE	NONE	NONE	NONE	NONE
NET YIELD (%)	8.00%	8.00%	8.00%	8.00%	8.00%

TOTAL 5 YEAR RETURN

INITIAL INVESTMENT
£90,950

ASSURED RENT
£36,380

BUYBACK AT 110%
£100,045

TOTAL RETURN
£136,425

ROI
150%