

# PLATINUM ONE

## RETURN ON INVESTMENT

### Studio Example

Purchase Price From.....	£50,200.00
Rent Per Week.....	£110.00
Gross ROI (52 Weeks).....	£5,720.00
Less Annual Service Charge.....	£1,144.00
Less Annual Ground Rent.....	£250.00
Less Refurbishment Cost.....	£200.00
Annual Net Returns.....	£4,126.00
Return On Investment.....	8%

### 1 Bed Example

Purchase Price From.....	£71,000.00
Rent Per Week.....	£150.00
Gross ROI (52 Weeks).....	£7,800.00
Less Annual Service Charge.....	£1560.00
Less Annual Ground Rent.....	£250.00
Less Refurbishment Cost.....	£200.00
Annual Net Returns.....	£5,790.00
Return On Investment.....	8%

## PURCHASE PROCESS



## RENTAL GUARANTEE

Platinum One is a fully hands off managed investment offering a 5 year rental guarantee of up to 8% with 2 years rent paid in advance.

## EXIT STRATEGY

Investors can sell units through a UK estate agent or an overseas agent. UK agent fees are between 2% to 3%. Seller's legal fee is approximately £1000.



No.	Unit	Floor	Unit Type	Area M	Area FT	Total Price	Rent Per Week	ROI Gross 52 weeks	Ground Rent	Refurb Cost	Service Charge	ROI (NET)	ROI (%)
1	G01	0	1 Bed	42	452.08	£71,000.00	£150.00	£7,800.00	£250.00	£200.00	£1,560.00	£5,790.00	8%
2	G02	0	Studio	25	269.10	£50,200.00	£110.00	£5,720.00	£250.00	£200.00	£1,144.00	£4,126.00	8%
3	G03	0	Studio	40	430.56	£70,000.00	£145.00	£7,540.00	£250.00	£200.00	£1,508.00	£5,582.00	8%
4	G04	0	Studio	29	312.15	£56,700.00	£120.00	£6,240.00	£250.00	£200.00	£1,248.00	£4,542.00	8%
5	G05	0	Studio	29	312.15	£56,700.00	£120.00	£6,240.00	£250.00	£200.00	£1,248.00	£4,542.00	8%
6	G06	0	Studio	29	312.15	£56,700.00	£120.00	£6,240.00	£250.00	£200.00	£1,248.00	£4,542.00	8%
7	G07	0	Studio	32	344.44	£60,200.00	£130.00	£6,760.00	£250.00	£200.00	£1,352.00	£4,958.00	8%
8	101	1	1 Bed	42	452.08	£71,000.00	£150.00	£7,800.00	£250.00	£200.00	£1,560.00	£5,790.00	8%
9	102	1	Studio	25	269.10	£50,200.00	£110.00	£5,720.00	£250.00	£200.00	£1,144.00	£4,126.00	8%
10	103	1	1 Bed	44	473.61	£73,200.00	£155.00	£8,060.00	£250.00	£200.00	£1,612.00	£5,998.00	8%
11	104	1	Studio	26	279.86	£50,200.00	£110.00	£5,720.00	£250.00	£200.00	£1,144.00	£4,126.00	8%
12	105	1	Studio	26	279.86	£50,200.00	£110.00	£5,720.00	£250.00	£200.00	£1,144.00	£4,126.00	8%
13	106	1	Studio	26	279.86	£50,200.00	£110.00	£5,720.00	£250.00	£200.00	£1,144.00	£4,126.00	8%
14	107	1	Studio	26	279.86	£50,200.00	£110.00	£5,720.00	£250.00	£200.00	£1,144.00	£4,126.00	8%
15	108	1	Studio	26	279.86	£50,200.00	£110.00	£5,720.00	£250.00	£200.00	£1,144.00	£4,126.00	8%
16	109	1	Studio	29	312.15	£56,700.00	£120.00	£6,240.00	£250.00	£200.00	£1,248.00	£4,542.00	8%
17	110	1	Studio	29	312.15	£56,700.00	£120.00	£6,240.00	£250.00	£200.00	£1,248.00	£4,542.00	8%
18	111	1	Studio	29	312.15	£56,700.00	£120.00	£6,240.00	£250.00	£200.00	£1,248.00	£4,542.00	8%
19	112	1	Studio	29	312.15	£56,700.00	£120.00	£6,240.00	£250.00	£200.00	£1,248.00	£4,542.00	8%
20	113	1	Studio	29	312.15	£56,700.00	£120.00	£6,240.00	£250.00	£200.00	£1,248.00	£4,542.00	8%
21	114	1	Studio	40	430.56	£70,000.00	£145.00	£7,540.00	£250.00	£200.00	£1,508.00	£5,582.00	8%
22	115	1	Studio	29	312.15	£56,700.00	£120.00	£6,240.00	£250.00	£200.00	£1,248.00	£4,542.00	8%
23	116	1	Studio	29	312.15	£56,700.00	£120.00	£6,240.00	£250.00	£200.00	£1,248.00	£4,542.00	8%
24	117	1	Studio	29	312.15	£56,700.00	£120.00	£6,240.00	£250.00	£200.00	£1,248.00	£4,542.00	8%
25	118	1	Studio	32	344.44	£60,200.00	£130.00	£6,760.00	£250.00	£200.00	£1,352.00	£4,958.00	8%
26	201	2	1 Bed	42	452.08	£71,000.00	£150.00	£7,800.00	£250.00	£200.00	£1,560.00	£5,790.00	8%
27	202	2	Studio	25	269.10	£50,200.00	£110.00	£5,720.00	£250.00	£200.00	£1,144.00	£4,126.00	8%
28	203	2	1 Bed	44	473.61	£73,200.00	£155.00	£8,060.00	£250.00	£200.00	£1,612.00	£5,998.00	8%
29	204	2	Studio	26	279.86	£50,200.00	£110.00	£5,720.00	£250.00	£200.00	£1,144.00	£4,126.00	8%
30	205	2	Studio	26	279.86	£50,200.00	£110.00	£5,720.00	£250.00	£200.00	£1,144.00	£4,126.00	8%
31	206	2	Studio	26	279.86	£50,200.00	£110.00	£5,720.00	£250.00	£200.00	£1,144.00	£4,126.00	8%
32	207	2	Studio	26	279.86	£50,200.00	£110.00	£5,720.00	£250.00	£200.00	£1,144.00	£4,126.00	8%
33	208	2	Studio	26	279.86	£50,200.00	£110.00	£5,720.00	£250.00	£200.00	£1,144.00	£4,126.00	8%
34	209	2	Studio	29	312.15	£56,700.00	£120.00	£6,240.00	£250.00	£200.00	£1,248.00	£4,542.00	8%
35	210	2	Studio	29	312.15	£56,700.00	£120.00	£6,240.00	£250.00	£200.00	£1,248.00	£4,542.00	8%
36	211	2	Studio	29	312.15	£56,700.00	£120.00	£6,240.00	£250.00	£200.00	£1,248.00	£4,542.00	8%
37	212	2	Studio	29	312.15	£56,700.00	£120.00	£6,240.00	£250.00	£200.00	£1,248.00	£4,542.00	8%
38	213	2	Studio	29	312.15	£56,700.00	£120.00	£6,240.00	£250.00	£200.00	£1,248.00	£4,542.00	8%
39	214	2	Studio	40	430.56	£70,000.00	£145.00	£7,540.00	£250.00	£200.00	£1,508.00	£5,582.00	8%
40	215	2	Studio	29	312.15	£56,700.00	£120.00	£6,240.00	£250.00	£200.00	£1,248.00	£4,542.00	8%
41	216	2	Studio	29	312.15	£56,700.00	£120.00	£6,240.00	£250.00	£200.00	£1,248.00	£4,542.00	8%
42	217	2	Studio	29	312.15	£56,700.00	£120.00	£6,240.00	£250.00	£200.00	£1,248.00	£4,542.00	8%
43	218	2	Studio	32	344.44	£60,200.00	£130.00	£6,760.00	£250.00	£200.00	£1,352.00	£4,958.00	8%
44	301	3	1 Bed	42	452.08	£74,000.00	£155.00	£8,060.00	£250.00	£200.00	£1,612.00	£5,998.00	8%
45	302	3	Studio	25	269.10	£53,200.00	£115.00	£5,980.00	£250.00	£200.00	£1,196.00	£4,334.00	8%
46	303	3	1 Bed	44	473.61	£77,200.00	£160.00	£8,320.00	£250.00	£200.00	£1,664.00	£6,206.00	8%

No.	Unit	Floor	Unit Type	Area M	Area FT	Total Price	Rent Per Week	ROI Gross 52 weeks	Ground Rent	Refurb Cost	Service Charge	ROI (NET)	ROI (%)
47	304	3	Studio	26	279.86	£53,200.00	£115.00	£5,980.00	£250.00	£200.00	£1,196.00	£4,334.00	8%
48	305	3	Studio	26	279.86	£53,200.00	£115.00	£5,980.00	£250.00	£200.00	£1,196.00	£4,334.00	8%
49	306	3	Studio	26	279.86	£53,200.00	£115.00	£5,980.00	£250.00	£200.00	£1,196.00	£4,334.00	8%
50	307	3	Studio	26	279.86	£53,200.00	£115.00	£5,980.00	£250.00	£200.00	£1,196.00	£4,334.00	8%
51	308	3	Studio	26	279.86	£53,200.00	£115.00	£5,980.00	£250.00	£200.00	£1,196.00	£4,334.00	8%
52	309	3	Studio	29	312.15	£59,200.00	£125.00	£6,500.00	£250.00	£200.00	£1,300.00	£4,750.00	8%
53	310	3	Studio	29	312.15	£59,200.00	£125.00	£6,500.00	£250.00	£200.00	£1,300.00	£4,750.00	8%
54	311	3	Studio	29	312.15	£59,200.00	£125.00	£6,500.00	£250.00	£200.00	£1,300.00	£4,750.00	8%
55	312	3	Studio	29	312.15	£59,200.00	£125.00	£6,500.00	£250.00	£200.00	£1,300.00	£4,750.00	8%
56	313	3	Studio	29	312.15	£59,200.00	£125.00	£6,500.00	£250.00	£200.00	£1,300.00	£4,750.00	8%
57	314	3	Studio	40	430.56	£71,000.00	£150.00	£7,800.00	£250.00	£200.00	£1,560.00	£5,790.00	8%
58	315	3	Studio	29	312.15	£59,200.00	£125.00	£6,500.00	£250.00	£200.00	£1,300.00	£4,750.00	8%
59	316	3	Studio	29	312.15	£59,200.00	£125.00	£6,500.00	£250.00	£200.00	£1,300.00	£4,750.00	8%
60	317	3	Studio	29	312.15	£59,200.00	£125.00	£6,500.00	£250.00	£200.00	£1,300.00	£4,750.00	8%
61	318	3	Studio	32	344.44	£63,200.00	£135.00	£7,020.00	£250.00	£200.00	£1,404.00	£5,166.00	8%
62	401	4	1 Bed	42	452.08	£74,000.00	£155.00	£8,060.00	£250.00	£200.00	£1,612.00	£5,998.00	8%
63	402	4	Studio	25	269.10	£53,200.00	£115.00	£5,980.00	£250.00	£200.00	£1,196.00	£4,334.00	8%
64	403	4	1 Bed	44	473.61	£77,200.00	£160.00	£8,320.00	£250.00	£200.00	£1,664.00	£6,206.00	8%
65	404	4	Studio	26	279.86	£53,200.00	£115.00	£5,980.00	£250.00	£200.00	£1,196.00	£4,334.00	8%
66	405	4	Studio	26	279.86	£53,200.00	£115.00	£5,980.00	£250.00	£200.00	£1,196.00	£4,334.00	8%
67	406	4	Studio	26	279.86	£53,200.00	£115.00	£5,980.00	£250.00	£200.00	£1,196.00	£4,334.00	8%
68	407	4	Studio	26	279.86	£53,200.00	£115.00	£5,980.00	£250.00	£200.00	£1,196.00	£4,334.00	8%
69	408	4	Studio	26	279.86	£53,200.00	£115.00	£5,980.00	£250.00	£200.00	£1,196.00	£4,334.00	8%
70	409	4	Studio	29	312.15	£59,200.00	£125.00	£6,500.00	£250.00	£200.00	£1,300.00	£4,750.00	8%
71	410	4	Studio	29	312.15	£59,200.00	£125.00	£6,500.00	£250.00	£200.00	£1,300.00	£4,750.00	8%
72	411	4	Studio	29	312.15	£59,200.00	£125.00	£6,500.00	£250.00	£200.00	£1,300.00	£4,750.00	8%
73	412	4	Studio	29	312.15	£59,200.00	£125.00	£6,500.00	£250.00	£200.00	£1,300.00	£4,750.00	8%
74	413	4	Studio	29	312.15	£59,200.00	£125.00	£6,500.00	£250.00	£200.00	£1,300.00	£4,750.00	8%
75	414	4	Studio	40	430.56	£71,000.00	£150.00	£7,800.00	£250.00	£200.00	£1,560.00	£5,790.00	8%
76	415	4	Studio	29	312.15	£59,200.00	£125.00	£6,500.00	£250.00	£200.00	£1,300.00	£4,750.00	8%
77	416	4	Studio	29	312.15	£59,200.00	£125.00	£6,500.00	£250.00	£200.00	£1,300.00	£4,750.00	8%
78	417	4	Studio	29	312.15	£59,200.00	£125.00	£6,500.00	£250.00	£200.00	£1,300.00	£4,750.00	8%
79	418	4	Studio	32	344.44	£63,200.00	£135.00	£7,020.00	£250.00	£200.00	£1,404.00	£5,166.00	8%
80	501	5	1 Bed	42	452.08	£78,000.00	£160.00	£8,320.00	£250.00	£200.00	£1,664.00	£6,206.00	8%
81	502	5	Studio	25	269.10	£56,200.00	£120.00	£6,240.00	£250.00	£200.00	£1,248.00	£4,542.00	8%
82	503	5	1 Bed	44	473.61	£80,200.00	£165.00	£8,580.00	£250.00	£200.00	£1,716.00	£6,414.00	8%
83	504	5	Studio	26	279.86	£56,200.00	£120.00	£6,240.00	£250.00	£200.00	£1,248.00	£4,542.00	8%
84	505	5	Studio	26	279.86	£56,200.00	£120.00	£6,240.00	£250.00	£200.00	£1,248.00	£4,542.00	8%
85	506	5	Studio	26	279.86	£56,200.00	£120.00	£6,240.00	£250.00	£200.00	£1,248.00	£4,542.00	8%
86	507	5	Studio	26	279.86	£56,200.00	£120.00	£6,240.00	£250.00	£200.00	£1,248.00	£4,542.00	8%
87	508	5	Studio	26	279.86	£56,200.00	£120.00	£6,240.00	£250.00	£200.00	£1,248.00	£4,542.00	8%
88	509	5	Studio	29	312.15	£62,200.00	£130.00	£6,760.00	£250.00	£200.00	£1,352.00	£4,958.00	8%
89	510	5	Studio	29	312.15	£62,200.00	£130.00	£6,760.00	£250.00	£200.00	£1,352.00	£4,958.00	8%
90	511	5	Studio	29	312.15	£62,200.00	£130.00	£6,760.00	£250.00	£200.00	£1,352.00	£4,958.00	8%
91	512	5	Studio	29	312.15	£62,200.00	£130.00	£6,760.00	£250.00	£200.00	£1,352.00	£4,958.00	8%
92	513	5	Studio	29	312.15	£62,200.00	£130.00	£6,760.00	£250.00	£200.00	£1,352.00	£4,958.00	8%

No.	Unit	Floor	Unit Type	Area M	Area FT	Total Price	Rent Per Week	ROI Gross 52 weeks	Ground Rent	Refurb Cost	Service Charge	ROI (NET)	ROI (%)
93	514	5	Studio	40	430.56	£75,000.00	£155.00	£8,060.00	£250.00	£200.00	£1,612.00	£5,998.00	8%
94	515	5	Studio	29	312.15	£62,200.00	£130.00	£6,760.00	£250.00	£200.00	£1,352.00	£4,958.00	8%
95	516	5	Studio	29	312.15	£62,200.00	£130.00	£6,760.00	£250.00	£200.00	£1,352.00	£4,958.00	8%
96	517	5	Studio	29	312.15	£62,200.00	£130.00	£6,760.00	£250.00	£200.00	£1,352.00	£4,958.00	8%
97	518	5	Studio	32	344.44	£64,000.00	£135.00	£7,020.00	£250.00	£200.00	£1,404.00	£5,166.00	8%
98	601	6	1 Bed	42	452.08	£78,000.00	£160.00	£8,320.00	£250.00	£200.00	£1,664.00	£6,206.00	8%
99	602	6	Studio	25	269.10	£56,200.00	£120.00	£6,240.00	£250.00	£200.00	£1,248.00	£4,542.00	8%
100	603	6	1 Bed	44	473.61	£80,200.00	£165.00	£8,580.00	£250.00	£200.00	£1,716.00	£6,414.00	8%
101	604	6	Studio	26	279.86	£56,200.00	£120.00	£6,240.00	£250.00	£200.00	£1,248.00	£4,542.00	8%
102	605	6	Studio	26	279.86	£56,200.00	£120.00	£6,240.00	£250.00	£200.00	£1,248.00	£4,542.00	8%
103	606	6	Studio	26	279.86	£56,200.00	£120.00	£6,240.00	£250.00	£200.00	£1,248.00	£4,542.00	8%
104	607	6	Studio	26	279.86	£56,200.00	£120.00	£6,240.00	£250.00	£200.00	£1,248.00	£4,542.00	8%
105	608	6	Studio	26	279.86	£56,200.00	£120.00	£6,240.00	£250.00	£200.00	£1,248.00	£4,542.00	8%
106	609	6	Studio	29	312.15	£62,200.00	£130.00	£6,760.00	£250.00	£200.00	£1,352.00	£4,958.00	8%
107	610	6	Studio	29	312.15	£62,200.00	£130.00	£6,760.00	£250.00	£200.00	£1,352.00	£4,958.00	8%
108	611	6	Studio	29	312.15	£62,200.00	£130.00	£6,760.00	£250.00	£200.00	£1,352.00	£4,958.00	8%
109	612	6	Studio	29	312.15	£62,200.00	£130.00	£6,760.00	£250.00	£200.00	£1,352.00	£4,958.00	8%
110	613	6	Studio	29	312.15	£62,200.00	£130.00	£6,760.00	£250.00	£200.00	£1,352.00	£4,958.00	8%
111	614	6	Studio	40	430.56	£75,000.00	£155.00	£8,060.00	£250.00	£200.00	£1,612.00	£5,998.00	8%
112	615	6	Studio	29	312.15	£62,200.00	£130.00	£6,760.00	£250.00	£200.00	£1,352.00	£4,958.00	8%
113	616	6	Studio	29	312.15	£62,200.00	£130.00	£6,760.00	£250.00	£200.00	£1,352.00	£4,958.00	8%
114	617	6	Studio	29	312.15	£62,200.00	£130.00	£6,760.00	£250.00	£200.00	£1,352.00	£4,958.00	8%
115	618	6	Studio	32	344.44	£64,000.00	£135.00	£7,020.00	£250.00	£200.00	£1,404.00	£5,166.00	8%
116	701	7	Studio	25	269.10	£58,000.00	£125.00	£6,500.00	£250.00	£200.00	£1,300.00	£4,750.00	8%
117	702	7	1 Bed	44	473.61	£84,000.00	£175.00	£9,100.00	£250.00	£200.00	£1,820.00	£6,830.00	8%
118	703	7	Studio	26	279.86	£58,000.00	£122.00	£6,344.00	£250.00	£200.00	£1,268.80	£4,625.20	8%
119	704	7	Studio	26	279.86	£58,000.00	£125.00	£6,500.00	£250.00	£200.00	£1,300.00	£4,750.00	8%
120	705	7	Studio	26	279.86	£58,000.00	£125.00	£6,500.00	£250.00	£200.00	£1,300.00	£4,750.00	8%
121	706	7	Studio	26	279.86	£58,000.00	£125.00	£6,500.00	£250.00	£200.00	£1,300.00	£4,750.00	8%
122	707	7	Studio	26	279.86	£58,000.00	£125.00	£6,500.00	£250.00	£200.00	£1,300.00	£4,750.00	8%
123	708	7	1 Bed (D)	52	559.72	£95,000.00	£195.00	£10,140.00	£250.00	£200.00	£2,028.00	£7,662.00	8%
124	709	7	1 Bed (D)	52	559.72	£95,000.00	£195.00	£10,140.00	£250.00	£200.00	£2,028.00	£7,662.00	8%
125	710	7	1 Bed (D)	52	559.72	£95,000.00	£195.00	£10,140.00	£250.00	£200.00	£2,028.00	£7,662.00	8%
126	711	7	2 Bed (D)	78	839.58	£131,000.00	£265.00	£13,780.00	£250.00	£200.00	£2,756.00	£10,574.00	8%
127	712	7	Studio	29	312.15	£65,000.00	£135.00	£7,020.00	£250.00	£200.00	£1,404.00	£5,166.00	8%
128	713	7	2 Bed (D)	82	882.64	£135,000.00	£270.00	£14,040.00	£250.00	£200.00	£2,808.00	£10,782.00	8%
129	714	7	1 Bed (D)	49	527.43	£91,000.00	£185.00	£9,620.00	£250.00	£200.00	£1,924.00	£7,246.00	8%
130	715	7	1 Bed (D)	49	527.43	£91,000.00	£185.00	£9,620.00	£250.00	£200.00	£1,924.00	£7,246.00	8%
131	716	7	1 Bed (D)	49	527.43	£91,000.00	£185.00	£9,620.00	£250.00	£200.00	£1,924.00	£7,246.00	8%
132	801	8	Studio	25	269.10	£58,000.00	£125.00	£6,500.00	£250.00	£200.00	£1,300.00	£4,750.00	8%
133	802	8	1 Bed	44	473.61	£84,000.00	£175.00	£9,100.00	£250.00	£200.00	£1,820.00	£6,830.00	8%
134	803	8	Studio	26	279.86	£58,000.00	£125.00	£6,500.00	£250.00	£200.00	£1,300.00	£4,750.00	8%
135	804	8	Studio	26	279.86	£58,000.00	£125.00	£6,500.00	£250.00	£200.00	£1,300.00	£4,750.00	8%
136	805	8	Studio	26	279.86	£58,000.00	£125.00	£6,500.00	£250.00	£200.00	£1,300.00	£4,750.00	8%
137	806	8	Studio	26	279.86	£58,000.00	£125.00	£6,500.00	£250.00	£200.00	£1,300.00	£4,750.00	8%
138	807	8	Studio	26	279.86	£58,000.00	£125.00	£6,500.00	£250.00	£200.00	£1,300.00	£4,750.00	8%

(D) Duplex