

RETURN ON INVESTMENT - Midland Mills (Block B)

1 Bed

Purchase Price From	£61,950.00
Rent Per Week	£121.00
Gross ROI (52 Weeks)	£6,292.00
Less Annual Service Charge	£914.00
Less Annual Ground Rent	£250.00
Less Refurbishment Cost	£200.00
Annual Net Returns	£4,928.00

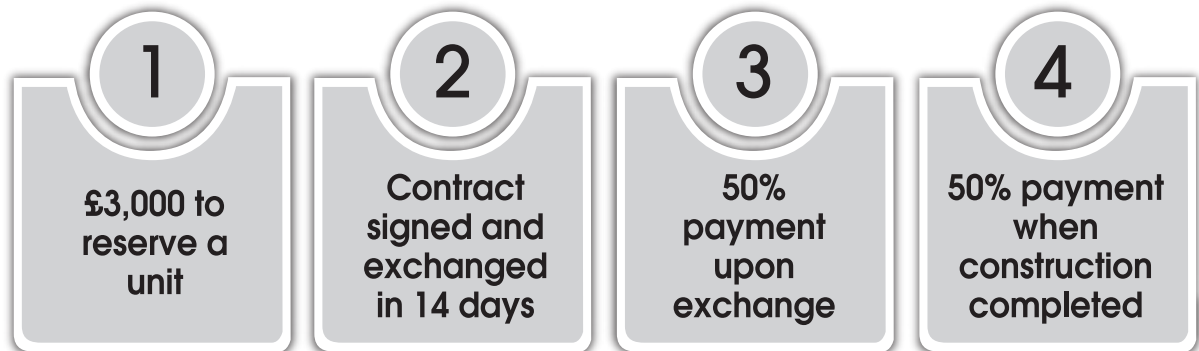
1 Bed

Purchase Price From	£74,550.00
Rent Per Week	£144.00
Gross ROI (52 Weeks)	£7,488.00
Less Annual Service Charge	£1,074.00
Less Annual Ground Rent	£250.00
Less Refurbishment Cost	£200.00
Annual Net Returns	£5,964.00

2 Bed

Purchase Price From	£86,100.00
Rent Per Week	£164.00
Gross ROI (52 Weeks)	£8,528.00
Less Annual Service Charge	£1,190.00
Less Annual Ground Rent	£250.00
Less Refurbishment Cost	£200.00
Annual Net Returns	£6,888.00

PURCHASE PROCESS



RENTAL GUARANTEE

Midland Mills 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

Student and professional investment in the UK is a lucrative investment scheme. Investors tend to hold units for longer as these investments offer high yield returns.

Investors can sell units through a UK estate agent or an overseas agent. UK agent fees are between 2% to 4%. Seller's legal fee is approximately £1000.



Midland Mills

Bradford, UK



PRICE LIST: Midland Mills (Block B)

Unit	Unit	Apartment Type	Area M	Area FT	Unit Price	Est Rent Per Week	Gross Rent	Ground Rent	Refurb Cost	Service Charge	ROI (NET)	ROI (%)
1	G-1	1 Bed	49.61	534	£72,450	£141	£7,332	£250	£200	£1,050	£5,832	8.0%
2	G-2	2 Bed	66.79	719	£84,000	£161	£8,372	£250	£200	£1,234	£6,688	8.0%
3	G-3	2 Bed	67.23	724	£84,000	£161	£8,372	£250	£200	£1,210	£6,712	8.0%
4	G-4	1 Bed	41.67	449	£61,950	£121	£6,292	£250	£200	£914	£4,928	8.0%
5	G-5	2 Bed	65.43	704	£84,000	£161	£8,372	£250	£200	£1,210	£6,712	8.0%
6	G-6	2 Bed	64.68	696	£84,000	£161	£8,372	£250	£200	£1,210	£6,712	8.0%
7	G-7	1 Bed	46.44	500	£72,450	£140	£7,280	£250	£200	£1,050	£5,780	8.0%
8	G-8	1 Bed	48.34	520	£72,450	£140	£7,280	£250	£200	£1,050	£5,780	8.0%
9	1-1	2 Bed	57.79	622	£76,650	£147	£7,644	£250	£200	£1,094	£6,100	8.0%
10	1-2	2 Bed	66.51	716	£84,000	£161	£8,372	£250	£200	£1,210	£6,712	8.0%
11	1-3	2 Bed	66.78	719	£84,000	£161	£8,372	£250	£200	£1,210	£6,712	8.0%
12	1-4	2 Bed	67.17	723	£84,000	£161	£8,372	£250	£200	£1,210	£6,712	8.0%
13	1-5	1 Bed	54.59	588	£74,550	£144	£7,488	£250	£200	£1,074	£5,964	8.0%
14	1-6	2 Bed	65.46	705	£84,000	£161	£8,372	£250	£200	£1,210	£6,712	8.0%
15	1-7	2 Bed	64.57	695	£84,000	£161	£8,372	£250	£200	£1,210	£6,712	8.0%
16	1-8	1 Bed	46.21	497	£72,450	£140	£7,280	£250	£200	£1,050	£5,780	8.0%
17	1-9	1 Bed	47.92	516	£72,450	£140	£7,280	£250	£200	£1,050	£5,780	8.0%
18	1-10	1 Bed	49.03	528	£73,500	£143	£7,436	£250	£200	£1,074	£5,912	8.0%
19	1-11	1 Bed	40.55	436	£61,950	£121	£6,292	£250	£200	£914	£4,928	8.0%
20	2-1	2 Bed	57.26	616	£76,650	£147	£7,644	£250	£200	£1,094	£6,100	8.0%
21	2-2	2 Bed	66.2	713	£85,050	£163	£8,476	£250	£200	£1,234	£6,792	8.0%
22	2-3	2 Bed	66.62	717	£85,050	£163	£8,476	£250	£200	£1,234	£6,792	8.0%
23	2-4	2 Bed	67.07	722	£85,050	£163	£8,476	£250	£200	£1,234	£6,792	8.0%
24	2-5	1 Bed	41.96	452	£64,050	£126	£6,552	£250	£200	£962	£5,140	8.0%
25	2-6	2 Bed	66.73	718	£85,050	£163	£8,476	£250	£200	£1,234	£6,792	8.0%
26	2-7	2 Bed	65.06	700	£85,050	£163	£8,476	£250	£200	£1,234	£6,792	8.0%
27	2-8	1 Bed	47.06	507	£72,450	£140	£7,280	£250	£200	£1,050	£5,780	8.0%
28	2-9	1 Bed	41.83	450	£64,050	£126	£6,552	£250	£200	£962	£5,140	8.0%
29	2-10	1 Bed	49.96	538	£73,500	£143	£7,436	£250	£200	£1,074	£5,912	8.0%
30	2-11	1 Bed	41.65	448	£64,050	£126	£6,552	£250	£200	£962	£5,140	8.0%
31	3-1	2 Bed	57	614	£76,650	£147	£7,644	£250	£200	£1,094	£6,100	8.0%
32	3-2	2 Bed	66.39	715	£86,100	£164	£8,528	£250	£200	£1,190	£6,888	8.0%
33	3-3	2 Bed	66.85	720	£86,100	£164	£8,528	£250	£200	£1,190	£6,888	8.0%
34	3-4	2 Bed	67.21	723	£86,100	£164	£8,528	£250	£200	£1,190	£6,888	8.0%
35	3-5	1 Bed	42.54	458	£63,000	£124	£6,448	£250	£200	£938	£5,060	8.0%
36	3-6	2 Bed	65.47	705	£86,100	£164	£8,528	£250	£200	£1,190	£6,888	8.0%
37	3-7	2 Bed	66.31	714	£86,100	£164	£8,528	£250	£200	£1,190	£6,888	8.0%
38	3-8	1 Bed	47.37	510	£73,500	£143	£7,436	£250	£200	£1,074	£5,912	8.0%
39	3-9	1 Bed	47.85	515	£73,500	£143	£7,436	£250	£200	£1,074	£5,912	8.0%
40	3-10	1 Bed	50.3	541	£74,550	£144	£7,488	£250	£200	£1,074	£5,964	8.0%
41	3-11	1 Bed	42.34	456	£64,050	£126	£6,552	£250	£200	£962	£5,140	8.0%