RETURN ON INVESTMENT - Midland Mills (Block C)

1 Room

Purchase Price From
Rent Per Week
Gross ROI (52 Weeks)
Less Annual Service Charge
Less Annual Ground Rent
Less Refurbishment Cost
Annual Net Returns
\$67,200.00
\$1,404.00
\$250.00
\$200.00
\$5,166.00

2 Room

Purchase Price From	£84,000.00
Rent Per Week	£165.00
Gross ROI (52 Weeks)	£8,580.00
Less Annual Service Charge	£1,716.00
Less Annual Ground Rent	£250.00
Less Refurbishment Cost	£200.00
Annual Net Returns	£6,414.00

2 Room

2 KOOIII	
Purchase Price From	£105,000.00
Rent Per Week	£200.00
Gross ROI (52 Weeks)	£10,400.00
Less Annual Service Charge	£2,080.00
Less Annual Ground Rent	£250.00
Less Refurbishment Cost	£200.00
Annual Net Returns	£7,870.00

PURCHASE PROCESS



2

Contract signed and exchanged in 14 days

3

50% payment upon exchange 4

50% payment when construction completed

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.





PRICE LIST: Midland Mills (Block C)

1 1-1 1 room 45 486 £68,250 £135 £7,020 £250 £200 £1,404 £5,166 7,6% 2 1-2 1 room 44 468 £67,200 £135 £7,020 £250 £200 £1,404 £5,166 7,7% 3 1-3 2 room 66 712 £90,300 £175 £91,100 £250 £200 £1,820 £6,830 7,6% 4 1-4 1 room 62 667 £84,000 £165 £8,680 £250 £200 £1,404 £5,166 7,7% 6 1-5 1 room 45 482 £68,250 £135 £7,020 £250 £200 £1,404 £5,166 7,6% 6 1-6 1 room 49 £28 £75,600 £150 £7,020 £250 £200 £1,560 £5,790 7,7% 8 2-1 1 room 46 495 £72,450 £135 £7,020	No	Unit	Apartment Type	Area M	Area FT	Unit Price	Est Rent Per Week	Gross Rent	Ground Rent	Refurb Cost	Service Charge	ROI (NET)	ROI (%)
3 1-3 2 room 66 712 \$90,300 \$175 \$9,100 \$250 \$200 \$1,820 \$6,830 7,6% 4 1-4 1 room 62 667 \$84,000 \$165 \$8,580 \$250 \$200 \$1,716 \$6,414 7,6% 5 1-5 1 room 43 464 \$67,200 \$135 \$7,020 \$250 \$200 \$1,404 \$5,166 7,7% 6 1-6 1 room 45 482 \$68,250 \$135 \$7,020 \$250 \$200 \$1,404 \$5,166 7,6% 7 1-7 1 room 46 495 \$272,450 \$145 \$7,540 \$250 \$200 \$1,508 \$5,582 7,7% 9 2-2 1 room 44 472 \$68,250 \$135 \$7,020 \$250 \$200 \$1,404 \$5,166 7,6% 10 2-3 2 room 67 718 \$90,300 \$176 \$9,100	1	1-1	1 room	45	486	£68,250	£135	£7,020	£250	£200	£1,404	£5,166	7.6%
4 1-4 1 room 62 667 \$84,000 \$165 \$8,580 \$250 \$200 \$1,716 \$6,414 7.6% 5 1-5 1 room 43 464 \$67,200 \$135 \$57,020 \$250 \$200 \$1,404 \$5,166 7.7% 6 1-6 1 room 45 482 \$68,250 \$135 \$57,020 \$250 \$200 \$1,404 \$5,166 7.6% 7 1-7 1 room 46 495 \$272,450 \$145 \$5,7640 \$250 \$200 \$1,508 \$5,582 7.7% 8 2-1 1 room 44 472 \$68,250 \$135 \$57,020 \$250 \$200 \$1,404 \$5,166 7.6% 10 2-3 2 room 67 718 \$90,300 \$175 \$9,100 \$250 \$200 \$1,404 \$5,166 7.6% 11 2-4 1 room 45 480 \$68,250 \$135 \$7,020 <td>2</td> <td>1-2</td> <td>1 room</td> <td>44</td> <td>468</td> <td>£67,200</td> <td>£135</td> <td>£7,020</td> <td>£250</td> <td>£200</td> <td>£1,404</td> <td>£5,166</td> <td>7.7%</td>	2	1-2	1 room	44	468	£67,200	£135	£7,020	£250	£200	£1,404	£5,166	7.7%
5 1-5 1 room 43 464 £67,200 £135 £7,020 £250 £200 £1,404 £5,166 7.7% 6 1-6 1 room 45 482 £68,250 £135 £7,020 £250 £200 £1,404 £5,166 7.6% 7 1-7 1 room 49 528 £75,600 £150 £7,800 £250 £200 £1,560 £5,790 7.7% 8 2-1 1 room 46 495 £72,450 £145 £7,540 £250 £200 £1,508 £5,582 7.7% 9 2-2 1 room 44 472 £68,250 £135 £7,020 £250 £200 £1,404 £5,166 7.6% 10 2-3 2 room 67 718 £90,300 £175 £9,100 £250 £200 £1,404 £5,166 7.6% 11 2-4 1 room 45 480 £68,250 £135 £7,020	3	1-3	2 room	66	712	£90,300	£175	£9,100	£250	£200	£1,820	£6,830	7.6%
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7 1-7 1 room 49 528 £75,600 £150 £7,800 £250 £200 £1,560 £5,790 7.7% 8 2-1 1 room 46 495 £72,450 £145 £7,540 £250 £200 £1,508 £5,582 7.7% 9 2-2 1 room 44 472 £68,250 £135 £7,020 £250 £200 £1,404 £5,166 7.6% 10 2-3 2 room 67 718 £90,300 £175 £9,100 £250 £200 £1,404 £5,166 7.6% 11 2-4 1 room 45 480 £68,250 £135 £7,020 £250 £200 £1,404 £5,166 7.6% 12 2-5 1 room 45 487 £70,350 £140 £7,280 £250 £200 £1,404 £5,166 7.6% 13 2-6 1 room 45 487 £70,550 £140 £7,280	5	1-5	1 room	43	464	£67,200	£135	£7,020	£250	£200	£1,404	£5,166	7.7%
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12 2-5 1 room 43 468 \$\frac{6}{8},250\$ \$\frac{1}{2}\$135 \$\frac{6}{2},020\$ \$\frac{1}{2},404\$ \$\frac{6}{2},166\$ 7.6% 13 2-6 1 room 45 487 \$\frac{6}{2},0350\$ \$\frac{6}{2}\$140 \$\frac{6}{2},280\$ \$\frac{2}{2}\$20 \$\frac{6}{2}\$1,456 \$\frac{6}{2},374\$ 7.6% 14 2-7 1 room 49 531 \$\frac{6}{2},600\$ \$\frac{6}{2}\$150 \$\frac{6}{2},800\$ \$\frac{6}{2}\$200 \$\frac{6}{2},560\$ \$\frac{6}{2},5709\$ 7.7% 15 3-1 1 room 47 504 \$\frac{6}{2},450\$ \$\frac{6}{2}\$145 \$\frac{6}{2},540\$ \$\frac{2}{2}\$200 \$\frac{6}{2},508\$ \$\frac{6}{2},582\$ 7.5% 16 3-2 1 room 44 477 \$\frac{6}{2},450\$ \$\frac{6}{2}\$145 \$\frac{6}{2},540\$ \$\frac{2}{2}\$200 \$\frac{6}{2},508\$ \$\frac{6}{2},582\$ 7.7% 17 3-3 2 room 68 733 \$\frac{6}{2},2450\$ \$\frac{6}{2},7540\$ \$\frac{2}{2}\$0 \$\frac{6}{2},830\$ 7.6%	10	2-3	2 room	67	718	£90,300	£175	£9,100	£250	£200	£1,820	£6,830	7.6%
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14 2-7 1 room 49 531 £75,600 £150 £7,800 £250 £200 £1,560 £5,790 7.7% 15 3-1 1 room 47 504 £74,550 £145 £7,540 £250 £200 £1,508 £5,582 7.5% 16 3-2 1 room 44 477 £72,450 £145 £7,540 £250 £200 £1,508 £5,582 7.7% 17 3-3 2 room 68 733 £90,300 £175 £9,100 £250 £200 £1,820 £6,830 7.6% 18 3-4 1 room 45 489 £72,450 £145 £7,540 £250 £200 £1,508 £5,582 7.7% 19 3-5 1 room 44 471 £72,450 £145 £7,540 £250 £200 £1,508 £5,582 7.7% 20 3-6 1 room 46 491 £72,450 £145 £7,540 <td>12</td> <td>2-5</td> <td>1 room</td> <td>43</td> <td>468</td> <td>£68,250</td> <td>£135</td> <td>£7,020</td> <td>£250</td> <td>£200</td> <td>£1,404</td> <td>£5,166</td> <td>7.6%</td>	12	2-5	1 room	43	468	£68,250	£135	£7,020	£250	£200	£1,404	£5,166	7.6%
15 3-1 1 room 47 504 \$74,550 \$145 \$7,540 \$250 \$200 \$1,508 \$5,582 7.5% 16 3-2 1 room 44 477 \$72,450 \$145 \$7,540 \$250 \$200 \$1,508 \$5,582 7.7% 17 3-3 2 room 68 733 \$90,300 \$175 \$9,100 \$250 \$200 \$1,820 \$6,830 7.6% 18 3-4 1 room 45 489 \$72,450 \$145 \$7,540 \$250 \$200 \$1,508 \$5,582 7.7% 19 3-5 1 room 44 471 \$72,450 \$145 \$7,540 \$250 \$200 \$1,508 \$5,582 7.7% 20 3-6 1 room 46 491 \$72,450 \$145 \$7,540 \$250 \$200 \$1,508 \$5,582 7.7% 21 3-7 1 room 50 536 \$75,600 \$150 \$7,800 \$250 \$200 \$1,508 \$5,790 7.7% 22 4-1 2 room 78 839 \$105,000 \$200 \$10,400 \$250 \$200 \$2,080 \$7,870 7.5% 23 4-2 2 room 76 818 \$103,425 \$200 \$10,400 \$250 \$200 \$2,080 \$7,870 7.5% 24 4-3 2 room 79 850 \$105,000 \$200 \$10,400 \$250 \$200 \$2,080 \$7,870 7.5% 25 4-4 2 room 61 656 \$84,000 \$165 \$8,580 \$250 \$200 \$1,716 \$6,414 7.6%	13	2-6	1 room	45	487	£70,350	£140	£7,280	£250	£200	£1,456	£5,374	7.6%
16 3-2 1 room 44 477 £72,450 £145 £7,540 £250 £200 £1,508 £5,582 7.7% 17 3-3 2 room 68 733 £90,300 £175 £9,100 £250 £200 £1,820 £6,830 7.6% 18 3-4 1 room 45 489 £72,450 £145 £7,540 £250 £200 £1,508 £5,582 7.7% 19 3-5 1 room 44 471 £72,450 £145 £7,540 £250 £200 £1,508 £5,582 7.7% 20 3-6 1 room 46 491 £72,450 £145 £7,540 £250 £200 £1,508 £5,582 7.7% 21 3-7 1 room 50 536 £75,600 £150 £7,800 £250 £200 £1,560 £5,790 7.7% 22 4-1 2 room 78 839 £105,000 £200 £10,400 </td <td>14</td> <td>2-7</td> <td>1 room</td> <td>49</td> <td>531</td> <td>£75,600</td> <td>£150</td> <td>£7,800</td> <td>£250</td> <td>£200</td> <td>£1,560</td> <td>£5,790</td> <td>7.7%</td>	14	2-7	1 room	49	531	£75,600	£150	£7,800	£250	£200	£1,560	£5,790	7.7%
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22 4-1 2 room 78 839 £105,000 £200 £10,400 £250 £200 £2,080 £7,870 7.5% 23 4-2 2 room 76 818 £103,425 £200 £10,400 £250 £200 £2,080 £7,870 7.6% 24 4-3 2 room 79 850 £105,000 £200 £10,400 £250 £200 £2,080 £7,870 7.5% 25 4-4 2 room 61 656 £84,000 £165 £8,580 £250 £200 £1,716 £6,414 7.6%	20	3-6	1 room	46	491	£72,450	£145	£7,540	£250	£200	£1,508	£5,582	7.7%
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24 4-3 2 room 79 850 £105,000 £200 £10,400 £250 £200 £2,080 £7,870 7.5% 25 4-4 2 room 61 656 £84,000 £165 £8,580 £250 £200 £1,716 £6,414 7.6%	22	4-1	2 room	78	839	£105,000	£200	£10,400	£250	£200	£2,080	£7,870	7.5%
25 4-4 2 room 61 656 £84,000 £165 £8,580 £250 £200 £1,716 £6,414 7.6%	23	4-2	2 room	76	818	£103,425	£200	£10,400	£250	£200	£2,080	£7,870	7.6%
	24	4-3	2 room	79	850	£105,000	£200	£10,400	£250	£200	£2,080	£7,870	7.5%
26 4-5 1 room 48 516 £73,500 £145 £7,540 £250 £200 £1,508 £5,582 7.6%	25	4-4	2 room	61	656	£84,000	£165	£8,580	£250	£200	£1,716	£6,414	7.6%
	26	4-5	1 room	48	516	£73,500	£145	£7,540	£250	£200	£1,508	£5,582	7.6%