

# Financials and Payment Structure

# Single Room - £44,950

## Projected Net Income and Yield

Occupancy	60%	65%	70%
ADR	43	43	43
Gross Income	9,417	10,202	10,986
<i>Running Cost</i>	<i>1,177</i>	<i>1,275</i>	<i>1,373</i>
<i>Booking Fee</i>	<i>1,130</i>	<i>1,224</i>	<i>1,318</i>
<i>Management Fee</i>	<i>1,921</i>	<i>2,081</i>	<i>2,241</i>
Total Fees	4,228	4,581	4,933
Net Income	5,189	5,621	6,054
Net Yield	11.5%	12.5%	13.5%

## Payment Plan

Steps	Amount £
Reservation Fee	5,000
First Payment - 75%	33,712
Second Payment - 25% ( <i>less reservation</i> ) <i>on refurbishment completion</i>	6,238
Legal Fees + VAT	1,800
Furniture	* 2,000
Total Cost to Purchase	48,750



\* these costs are yet to be finalised and do not include window dressing

# Double Room - £72,950

## Projected Net Income and Yield

Occupancy	60%	65%	70%
ADR	75	75	75
Gross Income	16,425	17,794	19,162
<i>Running Cost</i>	<i>2,053</i>	<i>2,224</i>	<i>2,395</i>
<i>Booking Fee</i>	<i>1,971</i>	<i>2,135</i>	<i>2,299</i>
<i>Management Fee</i>	<i>3,351</i>	<i>3,630</i>	<i>3,909</i>
Total Fees	7,375	7,989	8,604
Net Income	9,050	9,804	10,558
Net Yield	12.4%	13.4%	14.5%

## Payment Plan

Steps	Amount £
Reservation Fee	5,000
First Payment - 75%	54,712
Second Payment - 25% ( <i>less reservation</i> ) <i>on refurbishment completion</i>	13,238
Legal Fees + VAT	1,800
Furniture	* 3,000
Total Cost to Purchase	77,750

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# Double Room - £79,950

## Projected Net Income and Yield

Occupancy	60%	65%	70%
ADR	85	85	85
Gross Income	18,615	20,166	21,717
<i>Running Cost</i>	<i>2,327</i>	<i>2,521</i>	<i>2,715</i>
<i>Booking Fee</i>	<i>2,234</i>	<i>2,420</i>	<i>2,606</i>
<i>Management Fee</i>	<i>3,794</i>	<i>4,114</i>	<i>4,430</i>
Total Fees	8,358	9,055	9,751
Net Income	10,257	11,112	11,966
Net Yield	12.8%	13.9%	15%

## Payment Plan

Steps	Amount £
Reservation Fee	5,000
First Payment - 75%	59,962
Second Payment - 25% ( <i>less reservation</i> ) <i>on refurbishment completion</i>	14,988
Legal Fees + VAT	1,800
Furniture	* 3,000
Total Cost to Purchase	84,750



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## Family / Sea View - £84,950

### Projected Net Income and Yield

Occupancy	60%	65%	70%
ADR	85	85	85
Gross Income	18,615	20,166	21,717
<i>Running Cost</i>	<i>2,327</i>	<i>2,521</i>	<i>2,715</i>
<i>Booking Fee</i>	<i>2,234</i>	<i>2,420</i>	<i>2,606</i>
<i>Management Fee</i>	<i>3,797</i>	<i>4,114</i>	<i>4,430</i>
Total Fees	8,358	9,055	9,752
Net Income	10,257	11,112	11,966
Net Yield	12.1%	13.1%	14.1%

### Payment Plan

Steps	Amount £
Reservation Fee	5,000
First Payment - 75%	63,712
Second Payment - 25% ( <i>less reservation</i> ) <i>on refurbishment completion</i>	16,238
Legal Fees + VAT	1,800
Furniture	* 3,500
Total Cost to Purchase	90,250

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# 1-Bed Apartment - £124,950

## Projected Net Income and Yield

Occupancy	60%	65%	70%
ADR	115	115	115
Gross Income	25,185	27,284	29,382
<i>Running Cost</i>	<i>3,148</i>	<i>3,410</i>	<i>3,673</i>
<i>Booking Fee</i>	<i>3,022</i>	<i>3,274</i>	<i>3,526</i>
<i>Management Fee</i>	<i>5,138</i>	<i>5,566</i>	<i>5,994</i>
Total Fees	11,308	12,250	13,193
Net Income	13,877	15,033	16,190
Net Yield	11%	12%	13%

## Payment Plan

Steps	Amount £
Reservation Fee	5,000
First Payment - 75%	93,712
Second Payment - 25% ( <i>less reservation</i> ) <i>on refurbishment completion</i>	26,238
Legal Fees + VAT	1,800
Furniture	* 5,000
Total Cost to Purchase	131,750



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## 2-Bed Apartment - £139,950

### Projected Net Income and Yield

Occupancy	60%	65%	70%
ADR	132	132	132
Gross Income	28,908	31,317	33,726
<i>Running Cost</i>	<i>3,613</i>	<i>3,915</i>	<i>4,216</i>
<i>Booking Fee</i>	<i>3,469</i>	<i>3,758</i>	<i>4,047</i>
<i>Management Fee</i>	<i>5,897</i>	<i>6,389</i>	<i>6,880</i>
Total Fees	12,980	14,061	15,143
Net Income	15,928	17,256	18,583
Net Yield	11.4%	12.3%	13.3%

### Payment Plan

Steps	Amount £
Reservation Fee	5,000
First Payment - 75%	104,962
Second Payment - 25% ( <i>less reservation</i> ) <i>on refurbishment completion</i>	29,988
Legal Fees + VAT	1,800
Furniture	* 6,500
Total Cost to Purchase	148,250

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