

# The Paramount, Liverpool - Investment Summary



## Net Yield Assured for Five Years!

Type	Number	Sale Price	Rent £	No of weeks	Total Gross Rent
Pods	430	From £ 54,995	£125	48	£6,000
Studios	47	From £ 74,995	£165	48	£7,920

## The Paramount 10 year rental projections

Anticipated rent increases of 3% per annum

### Pods

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Rent per week for 48 weeks	£125.00	£128.75	£132.61	£136.59	£140.69	£144.91	£149.26	£153.73	£158.35	£163.10
Total Gross Rent	£6,000.00	£6,180.00	£6,365.40	£6,556.36	£6,753.05	£6,955.64	£7,164.31	£7,379.24	£7,600.62	£7,828.64
Management Charge	24%	24%	24%	24%	24%	24%	24%	24%	24%	24%
	-	-	-	-	-	£1,669.35	£1,719.44	£1,771.02	£1,824.15	£1,878.87
Net Rent	Guaranteed	Guaranteed	Guaranteed	Guaranteed	Guaranteed	Expected	Expected	Expected	Expected	Expected
Net Yield	£4,950 9.00%	£4,950 9.00%	£4,950 9.00%	£4,950 9.00%	£4,950 9.00%	£5,286.29 9.61%	£5,444.88 9.90%	£5,608.22 10.20%	£5,776.47 10.50%	£5,949.77 10.82%

