

# Studio and 1-Bed Investment Forecasts

## Double Your Money in 5 Years

<b>SUMMARY</b>	<b>Studio</b>	<b>1-Bed</b>	<b>Studio</b>	<b>1-Bed</b>
<b>Contract Pricing</b>	<b>AED</b>	<b>AED</b>	<b>£ @ 6.0</b>	<b>£ @ 6.0</b>
Full Price	499,000	599,000	£83,167	£99,833
2% Sales Fee	9,980	11,980	£1,663	£1,997
4% Transfer Fee + AED 4,000	23,960	27,960	£3,993	£4,660
<b>Total Full Cost</b>	<b>532,940</b>	<b>638,940</b>	<b>£88,823</b>	<b>£106,490</b>
2% discount if full payment				
<b>What You Pay</b>	<b>AED</b>	<b>AED</b>	<b>£</b>	<b>£</b>
First Payment inc Sales fee	59,880	71,880	£9,980	£11,980
Second Payment inc Transfer fee	359,060	431,060	£59,843	£71,843
<b>Total Paid by YOU</b>	<b>418,940</b>	<b>502,940</b>	<b>£69,823</b>	<b>£83,823</b>
Inc. 2% sales & 2% Transfer				
Paid By Rent (2.5 Yrs)	114,000	136,000	£19,000	£22,667
<b>Total</b>	<b>532,940</b>	<b>638,940</b>	<b>£88,823</b>	<b>£106,490</b>
<b>Rent &amp; Costs</b>	<b>Studio</b>	<b>1-Bed</b>	<b>Studio</b>	<b>1-Bed</b>
<b>Estimates</b>	<b>AED</b>	<b>AED</b>	<b>£</b>	<b>£</b>
Expected Rent Yr 1	40,000	48,000	£6,667	£8,000
Expected Rent Yr 2	48,000	56,000	£8,000	£9,333
Expected Rent Yr 3	52,000	64,000	£8,667	£10,667
Expected Rent Yr 4	54,000	66,000	£9,000	£11,000
Expected Rent Yr 5	56,000	68,000	£9,333	£11,333
	<b>AED</b>	<b>AED</b>	<b>£</b>	<b>£</b>
Service charge Yr 1	4,000	6,800	£667	£1,133
Service Charges Yr 2	4,100	6,900	£683	£1,150
Service Charges Yr 3	4,200	7,100	£700	£1,183
Service Charges Yr 4	4,300	7,200	£717	£1,200
Service Charges Yr 5	4,400	7,300	£733	£1,217
	<b>AED</b>	<b>AED</b>	<b>£</b>	<b>£</b>
Management Fee Yr 1 - FREE	0	0	£0	£0
Management Fee Yr 2	4,000	4,800	£667	£800
Management Fee Yr 3	4,800	5,600	£800	£933
Management Fee Yr 4	5,200	6,400	£867	£1,067
Management Fee Yr 5	5,400	6,600	£900	£1,100
	<b>AED</b>	<b>AED</b>	<b>£</b>	<b>£</b>
Expected Flat Value after Yr 1	578,840	694,840	£96,473	£115,807
Expected Flat Value after Yr 2	651,195	778,221	£108,533	£129,703
Expected Flat Value after Yr 3	716,315	856,043	£119,386	£142,674
Expected Flat Value after Yr 4	787,946	941,647	£131,324	£156,941
Expected Flat Value after Yr 5	850,982	1,035,812	£141,830	£172,635
	<b>Studio</b>	<b>1-Bed</b>	<b>Studio</b>	<b>1-Bed</b>
<b>5 Year Summary</b>	<b>AED</b>	<b>AED</b>	<b>£</b>	<b>£</b>
<b>Total Investment + Costs</b>	493,280	601,580	£82,213	£100,263
<b>Total Rental &amp; Value at 5 Yrs</b>	986,982	1,201,812	£164,497	£200,302
<b>Total NET Profit</b>	<b>493,702</b>	<b>600,232</b>	<b>£82,284</b>	<b>£100,039</b>
Profit Return % over 5 years	100%	100%	100%	100%
Profit Return % per Year	20%	20%	20%	20%

All figures are realistic ESTIMATES. £ Prices vary with exchange rate and are approximate.