

### Cashflow Forecast For A Seed Capital of £28,000

| Month                        | 1        | 2        | 3        | 4        | 5        | 6        | 7        | 8         | 9         | 10        | 11        | 12        | Total       |
|------------------------------|----------|----------|----------|----------|----------|----------|----------|-----------|-----------|-----------|-----------|-----------|-------------|
| <u>Purchasing Activity</u>   |          |          |          |          |          |          |          |           |           |           |           |           |             |
| Purchase Property            | -£20,000 | -£20,000 | -£20,000 | -£20,000 | -£40,000 | -£40,000 | -£60,000 | -£80,000  | -£100,000 | -£140,000 | -£220,000 | -£240,000 | -£1,000,000 |
| Fees                         | -£3,000  | -£3,000  | -£3,000  | -£3,000  | -£6,000  | -£6,000  | -£9,000  | -£12,000  | -£15,000  | -£21,000  | -£33,000  | -£36,000  | -£150,000   |
| Refurbishment Cost           | -£5,000  | -£5,000  | -£5,000  | -£5,000  | -£10,000 | -£10,000 | -£15,000 | -£20,000  | -£25,000  | -£35,000  | -£55,000  | -£60,000  | -£250,000   |
| Net Purchasing Activity      | -£28,000 | -£28,000 | -£28,000 | -£28,000 | -£56,000 | -£56,000 | -£84,000 | -£112,000 | -£140,000 | -£196,000 | -£308,000 | -£336,000 | -£1,400,000 |
| <u>Remortgaging Activity</u> |          |          |          |          |          |          |          |           |           |           |           |           |             |
| Remortgage                   | £37,500  | £37,500  | £37,500  | £37,500  | £75,000  | £75,000  | £112,500 | £150,000  | £187,500  | £262,500  | £412,500  | £450,000  | £1,875,000  |
| Fees                         | -£1,000  | -£1,000  | -£1,000  | -£1,000  | -£2,000  | -£2,000  | -£3,000  | -£4,000   | -£5,000   | -£7,000   | -£11,000  | -£12,000  | -£50,000    |
| Net Remortgaging Activity    | £36,500  | £36,500  | £36,500  | £36,500  | £73,000  | £73,000  | £109,500 | £146,000  | £182,500  | £255,500  | £401,500  | £438,000  | £1,825,000  |
| <u>Cash Balance</u>          |          |          |          |          |          |          |          |           |           |           |           |           |             |
| opening balance              | £28,000  | £36,500  | £45,000  | £53,500  | £62,000  | £79,000  | £96,000  | £121,500  | £155,500  | £198,000  | £257,500  | £351,000  | £453,000    |
| Net Purchasing Activity      | -£28,000 | -£28,000 | -£28,000 | -£28,000 | -£56,000 | -£56,000 | -£84,000 | -£112,000 | -£140,000 | -£196,000 | -£308,000 | -£336,000 | £0          |
| Net Remortgaging Activity    | £36,500  | £36,500  | £36,500  | £36,500  | £73,000  | £73,000  | £109,500 | £146,000  | £182,500  | £255,500  | £401,500  | £438,000  | £0          |
| Closing balance              | £36,500  | £45,000  | £53,500  | £62,000  | £79,000  | £96,000  | £121,500 | £155,500  | £198,000  | £257,500  | £351,000  | £453,000  | £453,000    |

|                                      |   |   |   |   |   |   |   |   |   |   |    |    |    |
|--------------------------------------|---|---|---|---|---|---|---|---|---|---|----|----|----|
| Number of properties bought in month | 1 | 1 | 1 | 1 | 2 | 2 | 3 | 4 | 5 | 7 | 11 | 12 | 50 |
|--------------------------------------|---|---|---|---|---|---|---|---|---|---|----|----|----|

#### Monthly Cashflow at end of year for 50 properties

|                     |               |
|---------------------|---------------|
| Total Rent          | £19,500       |
| Total Mortgage Cost | £7,813        |
| Letting Agent       | £2,632        |
| Sundry              | £2,500        |
| Positive cashflow   | <u>£6,556</u> |

#### Portfolio Value at end of year for 50 properties

|                          |                   |
|--------------------------|-------------------|
| Total Asset Value        | £2,500,000        |
| Mortgage Balance         | <u>£1,875,000</u> |
| Net Asset Value (Equity) | <u>£625,000</u>   |