



Net Yield Assured for Five Years!

Type	Number	Sale Price	Rent £	No of weeks	Total Gross Rent
Pods	?	£ 54,995	£125	48	£6,000
Studios	?	£ 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%





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Studios

	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	£165.00	£169.95	£175.05	£180.30	£185.71	£191.28	£197.02	£202.93	£209.02	£215.29
Total Gross Rent	£7,920.00	£8,157.60	£8,402.33	£8,654.40	£8,914.03	£9,181.45	£9,456.89	£9,740.60	£10,032.82	£10,333.80
Management Charge	24%	24%	24%	24%	24%	24%	24%	24%	24%	24%
	-	-	-	-	-	£2,203.55	£2,269.65	£2,337.74	£2,407.88	£2,480.11
Net Rent	Guaranteed	Guaranteed	Guaranteed	Guaranteed	Guaranteed	Expected	Expected	Expected	Expected	Expected
Net Yield	£6,750 9.00%	£6,750 9.00%	£6,750 9.00%	£6,750 9.00%	£6,750 9.00%	£6,977.90 9.30%	£7,187.24 9.58%	£7,402.86 9.87%	£7,624.94 10.17%	£7,853.69 10.47%

