

Apartment Price and Other Expenses

2 Years Builder Rental Guarantee Bank & Builder loan Monthly Installments

	Apt Type	Price	Lawyer	Electricity & Water connection	Stamp Duty 0.5%	Mortgage Bank Expenses @ 2%	Furniture Package	Title Deed Transfer @ 3%	5% VAT	25% Down Payment	Balance Payment Dec. 2019	Bank Loan 15 Years Monthly Installment	Builder Loan 10 Years Monthly Installment	Monthly Rental (2 years Rental Guarantee @ 7.5%)
1	Studio -1st Floor	£31,900	£1,400	£2,000	£160	£638	£5,000	£957	£1,595	£7,975	£23,925	£215.1	£343.3	£199.4
2	Studio -1st Floor	£32,900	£1,400	£2,000	£165	£658	£5,000	£987	£1,645	£8,225	£24,675	£221.8	£354.0	£205.6
3	Studio - 3rd Floor	£33,900	£1,400	£2,000	£170	£678	£5,000	£1,017	£1,695	£8,475	£25,425	£228.5	£364.8	£211.9
4	Studio - 6th Floor	£34,900	£1,400	£2,000	£175	£698	£5,000	£1,047	£1,745	£8,725	£26,175	£235.3	£375.5	£218.1
5	Studio -9th Floor	£35,900	£1,400	£2,000	£180	£718	£5,000	£1,077	£1,795	£8,975	£26,925	£242.0	£386.3	£224.4
6	Studio - 10th Floor	£36,900	£1,400	£2,000	£185	£738	£5,000	£1,107	£1,845	£9,225	£27,675	£248.8	£397.1	£230.6
7	Studio - 12th Floor	£37,900	£1,400	£2,000	£190	£758	£5,000	£1,137	£1,895	£9,475	£28,425	£255.5	£407.8	£236.9
1	1 Bed Room -1st Floor	£56,900	£1,400	£2,000	£285	£1,138	£6,000	£1,707	£2,845	£14,225	£42,675	£383.6	£612.3	£355.6
2	1 Bed Room -3rd Floor	£58,900	£1,400	£2,000	£295	£1,178	£6,000	£1,767	£2,945	£14,725	£44,175	£397.1	£633.8	£368.1
3	1 Bed Room -6th Floor	£61,900	£1,400	£2,000	£310	£1,238	£6,000	£1,857	£3,095	£15,475	£46,425	£417.3	£666.1	£386.9
4	1 Bed Room -11th Floor	£65,900	£1,400	£2,000	£330	£1,318	£6,000	£1,977	£3,295	£16,475	£49,425	£444.3	£709.1	£411.9
1	2 Bed Room - 1st Floor	£77,900	£1,400	£2,000	£390	£1,558	£7,000	£2,337	£3,895	£19,475	£58,425	£525.1	£838.2	£486.9
2	2 Bed Room - 1st Floor	£80,900	£1,400	£2,000	£405	£1,618	£7,000	£2,427	£4,045	£20,225	£60,675	£545.4	£870.5	£505.6
3	2 Bed Room - 2nd Floor	£82,900	£1,400	£2,000	£415	£1,658	£7,000	£2,487	£4,145	£20,725	£62,175	£558.9	£892.0	£518.1
4	2 Bed Room - 3rd Floor	£83,900	£1,400	£2,000	£420	£1,678	£7,000	£2,517	£4,195	£20,975	£62,925	£565.5	£902.8	£524.4
5	2 Bed Room - 4th Floor	£84,900	£1,400	£2,000	£425	£1,698	£7,000	£2,547	£4,245	£21,225	£63,675	£572.3	£913.5	£530.6
6	2 Bed Room - 8th Floor	£87,900	£1,400	£2,000	£440	£1,758	£7,000	£2,637	£4,395	£21,975	£65,925	£592.6	£945.8	£549.4
7	2 Bed Room - 9th Floor	£88,900	£1,400	£2,000	£445	£1,778	£7,000	£2,667	£4,445	£22,225	£66,675	£599.3	£956.6	£555.6
8	2 Bed Room - 7th Floor	£89,900	£1,400	£2,000	£450	£1,798	£7,000	£2,697	£4,495	£22,475	£67,425	£606.0	£967.4	£561.9
9	2 Bed Room - 8th Floor	£90,900	£1,400	£2,000	£455	£1,818	£7,000	£2,727	£4,545	£22,725	£68,175	£612.8	£978.1	£568.1
10	2 Bed Room - 11th Floor	£91,900	£1,400	£2,000	£460	£1,838	£7,000	£2,757	£4,595	£22,975	£68,925	£619.5	£988.9	£574.4
11	2 Bed Room - 12th Floor	£92,900	£1,400	£2,000	£465	£1,858	£7,000	£2,787	£4,645	£23,225	£69,675	£626.3	£999.6	£580.6
1	DUPLEX - 2 BR -1st Floor	£130,900	£1,400	£2,000	£655	£2,618	£8,000	£3,927	£6,545	£32,725	£98,175	£882.4	£1,408.5	£818.1
2	DUPLEX - 2 BR - 3rd Floor	£135,900	£1,400	£2,000	£680	£2,718	£8,000	£4,077	£6,795	£33,975	£101,925	£916.1	£1,462.3	£849.4
3	DUPLEX - 2 BR - 6th Floor	£141,900	£1,400	£2,000	£710	£2,838	£8,000	£4,257	£7,095	£35,475	£106,425	£956.6	£1,526.9	£886.9
4	DUPLEX - 2 BR -7th Floor	£144,900	£1,400	£2,000	£725	£2,898	£8,000	£4,347	£7,245	£36,225	£108,675	£976.8	£1,559.2	£905.6
1	3 Bed Rooms -5th Floor	£106,900	£1,400	£2,000	£535	£2,138	£8,000	£3,207	£5,345	£26,725	£80,175	£720.6	£1,150.3	£668.1
2	3 Bed Rooms -10th Floor	£115,900	£1,400	£2,000	£580	£2,318	£8,000	£3,477	£5,795	£28,975	£86,925	£781.3	£1,247.1	£724.4

Rental through Busy Bees (NO LOANS)											Busy Bees Rental & Bank Loan 15 years start from Dec 2019				
Based on 25 week @ 15%					8% Discount from Original price										
Price	25% Down Payment	Balance Payment Dec. 2019	Other Expenses	Total Cost	weekly Min Rent	Yearly Rental	ROI with NO loans	Busy Bees Management	Annual Maintenance	Net Income	Monthly installment	Total Yearly bank installment	Total Bank loan & Deposit & Other Expense	ROI	Net Income
£29,348	£7,337	£22,011	£11,112	£40,460	£211	£5,283	7.7	£792	£600	£3,890	£197.8	£2,374	£54,698	10.4	£1,516
£30,268	£7,567	£22,701	£11,197	£41,465	£218	£5,448	7.6	£817	£600	£4,031	£204.0	£2,448	£56,149	10.3	£1,583
£31,188	£7,797	£23,391	£11,282	£42,470	£225	£5,614	7.6	£842	£600	£4,172	£210.2	£2,523	£57,600	10.3	£1,649
£32,108	£8,027	£24,081	£11,367	£43,475	£231	£5,779	7.5	£867	£600	£4,313	£216.5	£2,597	£59,053	10.2	£1,715
£33,028	£8,257	£24,771	£11,452	£44,480	£238	£5,945	7.5	£892	£600	£4,453	£222.7	£2,672	£60,504	10.2	£1,781
£33,948	£8,487	£25,461	£11,537	£45,485	£244	£6,111	7.4	£917	£600	£4,594	£228.9	£2,746	£61,955	10.1	£1,848
£34,868	£8,717	£26,151	£11,622	£46,490	£251	£6,276	7.4	£941	£600	£4,735	£235.1	£2,821	£63,406	10.1	£1,914
£52,348	£13,087	£39,261	£14,237	£66,585	£356	£8,899	7.5	£1,335	£600	£6,964	£352.9	£4,235	£91,982	10.3	£2,730
£54,188	£13,547	£40,641	£14,407	£68,595	£368	£9,212	7.4	£1,382	£600	£7,230	£365.3	£4,383	£94,884	10.3	£2,847
£56,948	£14,237	£42,711	£14,662	£71,610	£387	£9,681	7.4	£1,452	£600	£7,629	£383.9	£4,607	£99,239	10.3	£3,022
£60,628	£15,157	£45,471	£15,002	£75,630	£412	£10,307	7.3	£1,546	£600	£8,161	£408.7	£4,905	£105,044	10.2	£3,256
£71,668	£17,917	£53,751	£17,022	£88,690	£516	£12,900	6.9	£1,935	£660	£10,305	£483.1	£5,798	£123,460	9.6	£4,508
£74,428	£18,607	£55,821	£17,277	£91,705	£536	£13,397	6.8	£2,010	£660	£10,727	£501.7	£6,021	£127,813	9.5	£4,707
£76,268	£19,067	£57,201	£17,447	£93,715	£549	£13,728	6.8	£2,059	£660	£11,009	£514.1	£6,170	£130,717	9.5	£4,839
£77,188	£19,297	£57,891	£17,532	£94,720	£556	£13,894	6.8	£2,084	£660	£11,150	£520.3	£6,244	£132,168	9.5	£4,906
£78,108	£19,527	£58,581	£17,617	£95,725	£562	£14,059	6.8	£2,109	£660	£11,291	£526.5	£6,318	£133,619	9.5	£4,972
£80,868	£20,217	£60,651	£17,872	£98,740	£582	£14,556	6.8	£2,183	£660	£11,713	£545.2	£6,542	£137,974	9.5	£5,171
£81,788	£20,447	£61,341	£17,957	£99,745	£589	£14,722	6.8	£2,208	£660	£11,854	£551.4	£6,616	£139,425	9.5	£5,237
£82,708	£20,677	£62,031	£18,042	£100,750	£595	£14,887	6.8	£2,233	£660	£11,994	£557.6	£6,691	£140,876	9.5	£5,304
£83,628	£20,907	£62,721	£18,127	£101,755	£602	£15,053	6.8	£2,258	£660	£12,135	£563.8	£6,765	£142,327	9.5	£5,370
£84,548	£21,137	£63,411	£18,212	£102,760	£609	£15,219	6.8	£2,283	£660	£12,276	£570.0	£6,840	£143,779	9.4	£5,436
£85,468	£21,367	£64,101	£18,297	£103,765	£615	£15,384	6.7	£2,308	£660	£12,417	£576.2	£6,914	£145,230	9.4	£5,503
£120,428	£30,107	£90,321	£22,527	£142,955	£819	£20,473	7.0	£3,071	£720	£16,682	£811.8	£9,742	£201,381	9.8	£6,940
£125,028	£31,257	£93,771	£22,952	£147,980	£850	£21,255	7.0	£3,188	£720	£17,347	£838.8	£10,066	£207,911	9.8	£7,281
£130,548	£32,637	£97,911	£23,462	£154,010	£888	£22,193	6.9	£3,329	£720	£18,144	£880.1	£10,561	£217,346	9.8	£7,584
£133,308	£33,327	£99,981	£23,717	£157,025	£906	£22,662	6.9	£3,399	£720	£18,543	£898.7	£10,784	£221,700	9.8	£7,759
£98,348	£24,587	£73,761	£20,487	£118,835	£708	£17,703	6.7	£2,655	£720	£14,327	£663.0	£7,956	£166,548	9.4	£6,371
£106,628	£26,657	£79,971	£21,252	£127,880	£768	£19,193	6.7	£2,879	£720	£15,594	£718.8	£8,626	£179,611	9.4	£6,968

Busy Bees Rental & Builder Loan 10 Years start from Dec 2019

Monthly installment	Total yearly builder installment	Total Builder loan & Deposit & Other Expenses	ROI	Net Income
£315.8	£3,789	£56,343	10.7	£101
£325.7	£3,908	£57,846	10.6	£123
£335.6	£4,027	£59,349	10.6	£145
£345.5	£4,146	£60,852	10.5	£167
£355.4	£4,265	£62,355	10.5	£189
£365.3	£4,383	£63,858	10.5	£211
£375.2	£4,502	£65,361	10.4	£233
£563.3	£6,759	£94,917	10.7	£205
£583.1	£6,997	£97,923	10.6	£233
£612.8	£7,353	£102,432	10.6	£276
£652.4	£7,829	£108,444	10.5	£332
£771.2	£9,254	£127,479	9.9	£1,051
£800.9	£9,610	£131,988	9.9	£1,117
£820.7	£9,848	£134,994	9.8	£1,161
£830.6	£9,967	£136,497	9.8	£1,183
£840.5	£10,086	£138,000	9.8	£1,205
£870.2	£10,442	£142,509	9.8	£1,271
£880.1	£10,561	£144,012	9.8	£1,293
£890.0	£10,680	£145,514	9.8	£1,315
£899.9	£10,798	£147,017	9.8	£1,337
£909.8	£10,917	£148,520	9.8	£1,359
£919.7	£11,036	£150,023	9.8	£1,381
£1,295.8	£15,550	£208,134	10.2	£1,132
£1,345.3	£16,144	£215,649	10.1	£1,202
£1,404.7	£16,857	£224,667	10.1	£1,287
£1,434.4	£17,213	£229,176	10.1	£1,330
£1,058.3	£12,699	£172,065	9.7	£1,628
£1,147.4	£13,768	£185,591	9.7	£1,826