

Convert to 46 Flat (2 x studio + 39 x 1bed + 5 x 2bed)

	Maximum Return	Minimum Return
Land purchase cost	£2,000,000	£2,200,000
Stamp Duty 3%	£60,000	£66,000
Deal Fee	£0,000	£0,000
Council Fee	£0,000	£0,000
Construction Cost	£1,850,000	£1,950,000
Solicitors Costs	£70,000	£70,000
Professional Fees	£100,000	£100,000
Finance Costs	£466,800	£499,200
Estate agent fee for selling after complete 1.5% on GDV value	£97,050	£97,050
Investors Interest on initial investment at 30%	On £930,000 at 30% will be £279,000	On £1,006,000 at 30% will be £301,800
Fundraisers fee of 3% on the investors initial investment made.	On £930,000 at 3% will be £27,900	On £1,006,000 at 3% will be £30,180
Total Cost	£4,950,750	£5,314,230
Re-sell GDV Value	£6,470,000	£6,470,000
<i>Net Profit (after investors interest)</i>	£1,519,250	£1,155,770
<i>ROI (Return on investment)</i>	30.68 %	21.74%