

PURPLE EXCLUSIVE FINANCIAL SHEET- GREECE OPERATION INVESTOR DEPARTMENT								
PROJECT DETAILS			LOAN AMOUNT	Euro Option				
			Initial loan amount	€ 140,881				
Project Name :	Likotinara Gardens		Handle fees (5% of mortgage amount)*	€ 6,140				
Project Number:	LG		Bank cost	€ 3,316				
Unit No:	2.2		Accrued interst -N/A- handle fees instead	€ 0				
Beds:	1							
Completion date:	01 November 2009							
Property delivery date:	28 February 2010							
A)PROPERTY PRICE			Loan value on completion(01/02/2010)	€ 150,336				
			€(Euros)					
Property price (Excluding V.A.T & Furniture package& E.O.T licence)			€ 119,748					
Purchase price	€ 142,500		COMPLETION RE- MORTGAGE					
Furniture package	€ 6,000		Months to delivery	21	€ 0			
E.O.T permission	€ 5,000		20% of annual capital appreciation p.a (on total property cost on delivery)**					
Total purchase Price	€ 153,500		Total property cost up to delivery		€ 171,581			
Deposit- up front	20%	€ 30,700	Revised property value		€ 199,297			
Developer guaranteed rental	0%	€ 0	Final completion deposit 0%	N/a	€ 0			
Deposit - on final contract - completion	0%	€ 0	Cash released	N/a	€ 0			
Total deposit contribution	20%	€ 30,700	Re- mortgage LTV % and value	N/a	€ 0			
Mortgage amount	80%	€ 122,800	REVISED INTEREST PAYMENTS					
			Euro loan mortgage interest (fixed rate)***	5.00%	€ 7,517			
			5,00% (5 years) 3 months interest early repayment penalty for 5 years					
UP FRONT COSTS			ANNUAL RENTAL YIELDS					
Deposit - up front	20%	€ 30,700		2010	2011	2012	2013	2014
Admin & snagging fees & broker fees		€ 1,500	Rental yield percentages	G' tee 3%	G' tee 4%	G' tee 5%	G' tee 6%	G' tee 7%
Total up front cost	€ 32,200		Rental yieds (property price)	€ 3,592	€ 4,790	€ 5,987	€ 7,185	€ 8,382
B)OTHER COST ASSOCIATED WITH FINAL CONTRACT :			Rental management & communal cost	€ 600	€ 600	€ 600	€ 600	€ 600
Costs associated with final contract three months before delivery :			Euro loan mortgage interest	€ 0	€ 7,517	€ 7,442	€ 7,366	€ 6,998
Legal and notary fees	5%	€ 7,125	Euro loan mortgage principal payments	€ 0	€ 2,483	€ 2,558	€ 2,634	€ 3,002
Cost added to loan :			Net deficit/surplus c/fwd	€ 4,092	€ 0	€ 0	€ 0	€ 0
Admin & snagging fees		€ 0	Additional income from non usage of apartment and personal rentals	€ 1,100	€ 1,210	€ 1,320	€ 1,430	€ 1,540
Guarantee rental income - registration fees		€ 0	Net deficit/surplus p.a	€ 4,092	-€ 508	-€ 3,293	-€ 1,985	-€ 678
Broker fees	0%	€ 0	Instalment per month	€ 0	-€ 42	-€ 274	-€ 165	-€ 56
Handle fees (5% of mortgage amount)	5%	€ 6,140	Title deed tax (transfer tax)					
Documentation fees		€ 0	The above tax is covered by legal and notary fees already paid on					
Total costs associated with final contract and mortgage release :	€ 13,265		Final contract date					
2.Other cost added to loan :			Legal and notary fees	5%	€ 7,125			
Bank arrangements fees	0.50%	€ 614	ALREADY PAID					
Exchange conversion cost	0.40%	€ 491						
Loan stamp duty and valuations	0.30%	€ 368						
Mortgage expenses(120% on Loan value)	1.50%	€ 1,842						
Total bank cost	€ 3,316							
Total other cost (B) :	€ 16,581							
Total property cost up to delivery	€ 171,581							

All prices included V.A.T

Using the above example , the buyer would have an equity stake of €27.717 on completion for an investment of €39.325 (Up front cost + Legal and notary fees).Return on investment 70% within 21 months

* Not all banks allow the cost to be added to the loan .The buyer should therefore be prepared to pay these costs if necessary when the mortgage is finalised

** These rates are an estimate only based on current data and should not relied upon.

*** This is a fixed rate for five years .We can request a variable option also .The one year grace period option depends on client financial status