



HALCYON HILLS  
LUXURY RESORT AND SPA  
SAMOS, GREECE

# FINANCIAL PROJECTIONS

OVER 3 AND 5 YEARS BASED ON AN  
APARTMENT SUITE – £160,000

## INITIAL OUTLAY DURING CONSTRUCTION:

- Reservation fee = £1000
- 30% Deposit less reservation fee = £47,000
- Independent legal advice inc escrow (optional) = £1500.
- **TOTAL AMOUNT = £49,500**

## DEPOSIT ASSISTANCE

(Only applicable when raising funds from existing property or releasing a high interest ISA)

- Deposit required = £48,000
- Cost per month based on interest only UK remortgage at 6.5% fixed rate over 5 years - £260
- Cost over 3 years = £9360
- Developer assistance package contribution per month based at 6.5% fixed rate = £260
- Income over 3 years = £9360
- **TOTAL FINANCE COSTS OVER 3 YEARS = £0**

## GROWTH ON INVESTMENT DURING CONSTRUCTION

YEAR	PROPERTY PRICE	ESTIMATED INCREMENTS DURING CONSTRUCTION	SALE PRICE	GROSS RETURN IF FLIPPED
2009 Q1	£160,000	10% - January	£176,000	£64,000
2009 Q3	£176,000	10% - August	£193,600	£81,600
2010 Q1	£193,600	15% - February	£222,640	£110,640
2010 Q4	£222,640	10% - October	£244,904	£132,904
2011 Q1	£244,904	10% - January	£269,394	£157,394
2011 Q3	£267,168	Final Price Increase - July	£294,646	£182,646

## NET – RETURN IF SOLD WITHIN 3 YEARS PRIOR TO COMPLETION (FLIP)

- Sale price = £267,168
- 70% Balance owing to developer = £112,000
- 5% Agency fees = £13,359
- Total amount = £141,809
- **ROI = 286%**





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## COMPLETION COSTS

- Closing fees and taxes (4%) = £6400
- Approximately Subsidised furniture pack costs (€100 per m2, 51m2 av)  
€5,100 / £4,080 (based on 1.25 Euro to GBP)
- Annual insurance paid annually in advance = £304
- **TOTAL COMPLETION COSTS = £10,784**

## ANNUAL COSTS OVER 2 YEARS POST COMPLETION

- 2 Years maintenance paid annually in advance (€25 per m2, 51m2 av)  
€2550 / £2040 (based on 1.25 Euro to GBP)
- 2 Years insurance = £608
- 2 Years estimated utility costs = £1440
- 2 Years interest payments on finance for balance based at 8% variable interest only = £17,920
- **GRAND TOTAL = £22,008**

## GUARANTEED RENTAL INCOME

- 2 Years 8% rental return guaranteed = £25,600

## CAPITAL GROWTH POST COMPLETION OVER 2 YEARS

YEAR	PROPERTY PRICE	ANTICIPATED CAPITAL GROWTH PER ANNUM	SALE PRICE	GROSS RETURN WHEN SOLD
2012	£294,646	10%	£324,110	£212,110
2013	£324,110	10%	£356,522	£244,522

## NET RETURN IF SOLD 2 YEARS POST COMPLETION

Sale price = £356,522

- Original Purchase = £160,000
- Completion costs = £10,784
- 2 Years maintenance = £2040
- 2 Years insurance = £608
- 2 Years estimated utility costs = £1440
- 2 years interest payment on finance for £112,000 (based at 8% variable interest only) = £17,920

Sub total = £163,730

Rental income = £25,600

Growth total profit = £189,330

**ROI = 382%**

NB. Figures are for guidance purpose only and do not form any part of the contract. Please also note all figures are excluding capital gains/income tax and professional advice should be sort.