

Istanbul Life Residence



Istanbul Turkey



Pricelist

Block	Unit No.	Unit Type	Floor	Bathrooms	Terrace	Gross Sq m	Price (£)	Deposit @ 7.5% (£)	Non Status lending Amount (£)	Monthly Instalment (4 years) (£)
B5	9	1 bed Apartment	1st	1	Yes	59	42,775	3,208	39,567	824.31
B5	16	1 bed Apartment	2nd	1	Yes	59	42,775	3,208	39,567	824.31
B5	24	1 bed Apartment	3rd	1	Yes	59	42,775	3,208	39,567	824.31
B5	32	1 bed Apartment	4th	1	Yes	59	42,775	3,208	39,567	824.31
B5	39	1 bed Apartment	5th	1	Yes	59	42,775	3,208	39,567	824.31
B5	47	1 bed Apartment	6th	1	Yes	59	42,775	3,208	39,567	824.31
B5	11	1 bed Apartment	1st	1	Yes	72	52,200	3,915	48,285	1005.94
B5	14	1 bed Apartment	1st	1	Yes	72	52,200	3,915	48,285	1005.94
B5	18	1 bed Apartment	2nd	1	Yes	72	52,200	3,915	48,285	1005.94
B5	22	1 bed Apartment	2nd	1	Yes	72	52,200	3,915	48,285	1005.94
B5	26	1 bed Apartment	3rd	1	Yes	72	52,200	3,915	48,285	1005.94
B5	30	1 bed Apartment	3rd	1	Yes	72	52,200	3,915	48,285	1005.94
B5	34	1 bed Apartment	4th	1	Yes	72	52,200	3,915	48,285	1005.94
B5	41	1 bed Apartment	5th	1	Yes	72	52,200	3,915	48,285	1005.94
B5	49	1 bed Apartment	6th	1	Yes	72	52,200	3,915	48,285	1005.94

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Investment Analysis

Typical example once apartment has been purchased
(59m2 Apartment) 4 year Interest free plan

Purchase Price	£42,775
*Deposit Paid 7.5%	£3,208
Non Status Lending Amount	£39,567
Monthly Repayment (0% Interest over 4 years)	£824.31
Total Monthly Costs	£824.31
Total Monthly Income (refer to cashflow table below)	£300.00
Cash Flow (+/-) Per Calendar Month	-£524.31
Initial outlay	
7.5% Deposit (deducted from sales price)	£3,208
Legal fees	£944
Client contribution	£4,152

Typical example once apartment has been purchased
(72m2 Apartment) 4 year Interest free plan

Purchase Price	£52,200
*Deposit Paid	£3,915
Non Status Lending Amount	£48,285
Monthly Repayment (0% Interest over 4 years)	£1005.94
Total Monthly Costs	£1005.94
Total Monthly Income (refer to cashflow table below)	£350.00
Cash Flow (+/-) Per Calendar Month	-£655.94
Initial outlay	
7.5% Deposit (deducted from sales price)	£3,915
Legal fees	£944
Client contribution	£4,859

*Please note that when and if the apartment is empty the landlord is responsible for the monthly building maintenance charge of approx £0.70 m2

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10 Year Cash Flow Analysis for each Apartment type

Year	Expected Rent PCM	Annual Repayment (£)	gross Annual Income (£)	Loan balance at end of year (£)
1	300	9,891.72	3,600	(29,675)
2	350	9,891.72	4,200	(19,783)
3	400	9,891.72	4,800	(9,892)
4	450	9,891.72	5,400	0
5	500	0	6,000	6,000
6	500	0	6,000	12,000
7	500	0	6,000	18,000
8	500	0	6,000	24,000
9	500	0	6,000	30,000
10	500	0	6,000	36,000

Payment Plan: Non Status 0% interest over 48 months
Example 1+1 Bed apartment 59 sq m

Year	Expected Rent PCM	Annual Repayment (£)	gross Annual Income (£)	Loan balance at end of year (£)
1	350	12,071.28	4,200	(36,214)
2	400	12,071.28	4,800	(24,142)
3	450	12,071.28	5,400	(12,071)
4	500	12,071.28	6,000	0
5	550	0	6,600	6,600
6	550	0	6,600	13,200
7	550	0	6,600	19,800
8	550	0	6,600	26,400
9	550	0	6,600	32,600
10	550	0	6,600	39,200

Payment Plan: 0% interest over 48 months
Example 1+1 Bed apartment 72 sq m

Notes:

1) Expected Rent has been calculated to rise over the next few years in line with the economic growth of the area.

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