

Paradise Golf



Bodrum Turkey



Pricelist

Block	Unit No.	Unit Type	Floor	Bathrooms	Terrace	Net Sq m	Price (£)	Monthly Installment (5 year)	Monthly Installment (10 year)
A1	A1	3 bed Detached Villa	Grnd	2	Yes	130	173,650	2894.16	1929.03
A2	A2	3 bed Detached Villa	Grnd	2	Yes	130	173,650	SOLD	SOLD
A3	A3	3 bed Detached Villa	Grnd	2	Yes	130	173,650	SOLD	SOLD
A4	A4	3 bed Detached Villa	Grnd	2	Yes	130	173,650	SOLD	SOLD
A5	A5	3 bed Detached Villa	Grnd	2	Yes	130	173,650	SOLD	SOLD
A6	A6	3 bed Detached Villa	Grnd	2	Yes	130	173,650	2894.16	1929.03
A7	A7	3 bed Detached Villa	Grnd	2	Yes	130	173,650	2894.16	1929.03
A8	A8	3 bed Detached Villa	Grnd	2	Yes	130	173,650	SOLD	SOLD
A9	A9	3 bed Detached Villa	Grnd	2	Yes	130	173,650	SOLD	SOLD
A10	A10	3 bed Detached Villa	Grnd	2	Yes	130	173,650	2894.16	1929.03
A11	A11	3 bed Detached Villa	Grnd	2	Yes	130	173,650	2894.16	1929.03
A12	A12	3 bed Detached Villa	Grnd	2	Yes	130	173,650	2894.16	1929.03
A13	A13	3 bed Detached Villa	Grnd	2	Yes	130	173,650	2894.16	1929.03
A14	A14	3 bed Detached Villa	Grnd	2	Yes	130	173,650	SOLD	SOLD
A15	A15	3 bed Detached Villa	Grnd	2	Yes	130	173,650	SOLD	SOLD

B1	1	2 bed apartment	Grnd	2	Yes	95	81,650	SOLD	SOLD
	2	2 bed apartment	Grnd	2	Yes	95	81,650	1360.83	907.02
	3	3 bed duplex	1st	2	Yes	105	96,600	1610.00	1073,10
	4	3 bed duplex	1st	2	Yes	105	96,600	1610.00	1073,10
B2	1	2 bed apartment	Grnd	2	Yes	95	81,650	SOLD	SOLD
	2	2 bed apartment	Grnd	2	Yes	95	81,650	1360.83	907.02
	3	3 bed duplex	1st	2	Yes	105	96,600	1610.00	1073,10
	4	3 bed duplex	1st	2	Yes	105	96,600	SOLD	SOLD
B3	1	2 bed apartment	Grnd	2	Yes	95	81,650	SOLD	SOLD
	2	2 bed apartment	Grnd	2	Yes	95	81,650	1360.83	907.02
	3	3 bed duplex	1st	2	Yes	105	96,600	1610.00	1073,10
	4	3 bed duplex	1st	2	Yes	105	96,600	1610.00	1073,10
B4	1	2 bed apartment	Grnd	2	Yes	95	81,650	SOLD	SOLD
	2	2 bed apartment	Grnd	2	Yes	95	81,650	1360.83	907.02
	3	3 bed duplex	1st	2	Yes	105	96,600	1610.00	1073,10
	4	3 bed duplex	1st	2	Yes	105	96,600	1610.00	1073,10

Block	Unit No.	Unit Type	Floor	Bathrooms	Terrace	Net Sq m	Price (£)	Monthly Installment (5 year)	Monthly Installment (10 year)
B5	1	2 bed apartment	Grnd	2	Yes	95	81,650	1360.83	907.02
	2	2 bed apartment	Grnd	2	Yes	95	81,650	1360.83	907.02
	3	3 bed duplex	1st	2	Yes	105	96,600	1610.00	1073,10
	4	3 bed duplex	1st	2	Yes	105	96,600	1610.00	1073,10
B6	1	2 bed apartment	Grnd	2	Yes	95	81,650	1360.83	907.02
	2	2 bed apartment	Grnd	2	Yes	95	81,650	1360.83	907.02
	3	3 bed duplex	1st	2	Yes	105	96,600	1610.00	1073,10
	4	3 bed duplex	1st	2	Yes	105	96,600	1610.00	1073,10
B7	1	2 bed apartment	Grnd	2	Yes	95	81,650	1360.83	907.02
	2	2 bed apartment	Grnd	2	Yes	95	81,650	1360.83	907.02
	3	3 bed duplex	1st	2	Yes	105	96,600	1610.00	1073,10
	4	3 bed duplex	1st	2	Yes	105	96,600	1610.00	1073,10

C1	1	1 bed apartment	Grnd	2	Yes	53	50,600	SOLD	SOLD
	2	1 bed apartment	Grnd	2	Yes	53	50,600	843.33	562.10
	3	1 bed apartment	1st	2	Yes	53	50,600	843.33	562.10
	4	1 bed apartment	1st	2	Yes	53	50,600	843.33	562.10

*Whilst every effort has been made to ensure the accuracy of this material, it is for illustration purposes only and we accept no liability for any misprints, omissions, or errors contained herein. Any company marketing this opportunity shall not be liable for any loss or damage of any sort as a result of a person acting or refraining from acting in dependence on any information contained herein. This document should not be construed as a direct or indirect inducement or invitation to engage in investment activities. We are not FSA regulated but, on request we can suggest an FSA authorised company for financial advice. The value of any investment can rise as well as fall. This document is not a financial communication. It contains marketing information.



Investment Analysis

Typical example once apartment has been purchased
(95m2 Apartment) 5 year Interest free plan

Purchase Price	£81,650
*Deposit Paid	£ 0
Non Status Lending Amount	£81,650

Monthly Repayment (0% Interest over 5 years)	£1360.83
Service Charge pcm	£55.00

Total Monthly Costs **£1415.83**

Total Monthly Income **£565**
(refer to cashflow table below)

Cash Flow (+/-) Per Calendar Month **-£850.83**

Client Cash Flow Analysis - £81,650 Apartment

Amount of money that needs to be paid by the client based on a £81,650 apartment.

Reservation Process (Week 1)

Buyers Fee	£2,500
------------	--------

Legal fees	£1000
------------	-------

Furniture	£5,700
-----------	--------

Net client contribution **£9,200**

Typical example once apartment has been purchased
(95m2 Apartment) 10 year plan @ 5.6% Interest

Purchase Price	£81,650
*Deposit Paid	£ 0
Non Status Lending Amount	£81,650

Monthly Repayment (5.6% Interest over 10 years)	£907.02
Service Charge pcm	£55.00

Total Monthly Costs **£962.02**

Total Monthly Income **£565**
(refer to cashflow table below)

Cash Flow (+/-) Per Calendar Month **-£397.02**

Client Cash Flow Analysis - £81,650 Apartment

Amount of money that needs to be paid by the client based on a £81,650 apartment.

Reservation Process (Week 1)

Buyers Fee	£2,500
------------	--------

Legal fees	£1000
------------	-------

Furniture	£5,700
-----------	--------

Net client contribution **£9,200**

Paradise Golf



Bodrum Turkey



10 year cash flow analysis for both payment plans

Year	Occupancy	Annual Repayment (£)	Annual Income (£)	Loan balance at end of year (£)	Cashflow (£)
1	31%	16,330	6,780	(65,320)	(9,550)
2	36%	16,330	7,976	(48,990)	(8,354)
3	43%	16,330	9,384	(32,660)	(6,946)
4	50%	16,330	11,040	(16,330)	(5,290)
5	59%	16,330	12,988	0	(3,342)
6	59%	0	12,988	12,988	12,988
7	59%	0	12,988	12,988	12,988
8	59%	0	12,988	12,988	12,988
9	59%	0	12,988	12,988	12,988
10	59%	0	12,988	12,988	12,988

Option 1: 5 year Interest free
Example 2 bed apartment 95m2 £81,650

Year	Occupancy	Annual Repayment (£)	Annual Income (£)	Loan balance at end of year (£)	Cashflow (£)
1	31%	10,682	6,780	75,381	(3,902)
2	36%	10,682	7,976	68,752	(2,706)
3	43%	10,682	9,384	61,742	(1,298)
4	50%	10,682	11,040	54,329	358
5	59%	10,682	12,988	46,490	2,306
6	59%	10,682	12,988	38,201	2,306
7	59%	10,682	12,988	29,436	2,306
8	59%	10,682	12,988	20,167	2,306
9	59%	10,682	12,988	10,365	2,306
10	59%	10,682	12,988	0	2,306

Option 2: 10 years fixed at 5.6% interest
Example 2 bed apartment 95m2 £81,650

* Occupancy will be achieved between the months of May-Oct each year. The above calculation is an average split across the full 12 months.

* Please note that private rentals have not been added to this figure