

"Property Deal: 5 Newport 3 Bedroom Townhouses"

SURE HOLDINGS are pleased to present an exciting "Off - Plan" development opportunity in Newport. South Wales, United Kingdom

- 5 high specification town houses
- 10% Discount on listed price
- upto 100% finance available for the apartments depending on individual circumstances*
- Reservation fee £500 UK GBP
- Exchange deposit 5%
- Exchange of contracts 28 days from reservation (Sales & Purchase Agreement)
- Completion October 2004
- Assignable Contracts

The Investment Opportunity

Assumptions have been based upon recent trends on other regeneration areas in South Wales. Early purchasers on this development will benefit massively as research shows that these properties have a growth potential of 30% including the discount i.e 20% above market value. In comparison other developments in the surrounding area which extremely similar are priced at £150,000 GBP

Newport is well positioned between Bristol & Cardiff making it a good commuter area for City workers with Cardiff only 15 minuets drive away and Bristol only 30 minutes away. With newport being given City Status, this should also be a major contributor for the growth in property values. A 3 bedroom town house in Cardiff similar in size and specification would cost you £225,000

You have an opportunity to take advantage of a development that should provide you with amazing growth and returns on investment. It is not surprising that Newport is being tipped as the next area for rapid growth.

Development Profile

BEDS	SQFT	PRICE	% DISCOUNT	NET PRICE	DISCOUNT	SURE FEE	PROFIT
3	956	125,000	10%	112,500	12,500	1875	10,625

All 5 units are the same size layout and price.

Cost to You

Legal Expenses	1,000	Payable around July 2004
Stamp Duty on completion	1,250	
Broker fee with survey (Approx)	1,000	
Our fee @ 1.5%	1,875	

Therefore making total cost of acquisition for your investment 5,125

Exchange with 5% Deposit £6,250

5% Refunded on 100% Finance product*

Return on Investment

Built in Equity on gross property value	12,500
20% Growth Potential during build time	25,000
MONTHLY RENTAL OF	750
Rental income P.A.	9,000
TOTAL	47,250

Monthly Interest only mortgage of	5%	563	
Interest Payment on Mortgage P.A		6,750	MINUS
Property Management Fee P.A	10%	900	MINUS
Rental Voids say	5%	450	MINUS
SURE Fee	1.50%	1875	MINUS

TOTAL RETURN 37,275
RENTAL YIELD 7.2%

From an investment of £5,125 UK GBP potential ROI on a medium term investment of 1 year is around £37,275 UK GBP which equates to a ROI of;

727%

The information contained in this proposal are anticipated expectations, forward thinking statements. No commemnts applied or implied shall be taken as actual expected results. The figures given are guides only and do not represent actual returns to be expected.