

ELEPHANT PARK

SOUTH GARDENS

| Building | Plot | No. of Bedrooms | Aspect | Floor | Net internal Area (sqft) | Net Internal Area (sqm) | Net External Area (sqft) | Net External Area (sqm) | Price £ | Price £psf | Estimated Rent per Annum £ | Estimated Rental Yield % |
|--------------------|-------------|-----------------|--------|-------|--------------------------|-------------------------|--------------------------|-------------------------|----------|------------|----------------------------|--------------------------|
| South Garden Point | H06.D.02.05 | 1 | W | 2 | 560 | 52 | 64 | 6 | £550,000 | £982 | £22,360 | 4.0% |
| South Garden Point | H06.D.08.04 | 1 | W | 8 | 560 | 52 | 64 | 6 | £580,000 | £1,036 | £23,400 | 4.0% |
| South Garden Point | H06.D.10.05 | 1 | W | 10 | 560 | 52 | 64 | 6 | £590,000 | £1,054 | £23,660 | 4.0% |
| South Garden Point | H06.D.13.04 | 1 | W | 13 | 560 | 52 | 64 | 6 | £605,000 | £1,080 | £24,440 | 4.0% |
| South Garden Point | H06.D.13.05 | 1 | W | 13 | 560 | 52 | 64 | 6 | £610,000 | £1,089 | £24,440 | 4.0% |

Reservation Fee: £2,500 per apartment (non-refundable)

Reservation Summary:

- 10 % (minus reservation fee) payable within 21 days on exchange
- The remaining 90% payable on completion in 2017

Ground Rent (per annum):

1 beds: £300

Service Charge: approx. £3.95 + VAT per sq ft per annum

Lease: 250 years

