

Property Purchase Fees

Deal Structure - Example 75% LTV - 25% Cash Deposit .

Development: Narin Park, Istanbul, Turkey.
 Date: 07/09/2009
 Completion: Sep-09

												Mortgage Product (Interest and Capital)					Purchasing Fees														
Unit	Block	Net Size (m²)	Type	Floor	Beds	Baths	Covered Veranda	Car Parking (Inc.)	Market Value	Disc. (%)	Disc. Price	Mort Amt (75% of the market value)	Purchaser Deposit	Purchaser Deposit (%)	Interest Rate See note 3.	Coverage	Mort. LTV	Monthly Mortgage Repayment over 15 years (Interest and Capital)	Mortgage Administration Fee:	Mortgage Valuation Fee:	Mortgage Arrangement Fee (1.5% of the loan amount min £750)	Notary Fee see note 4.	Solicitors Fee (inclusive of VAT at 18%)	Military Application Costs:	Property Purchase Tax (3% of the Property Value) 1.5% paid by the developer, 1.5% paid by purchaser.	Bridging Loan Costs:	Compulsory Earthquake Insurance. See note 5.	Total Pre completion Fees	Less: Refundable Reservation Fee	Add: Deposit reqd (25%)	Balance Due
51	B2	72	Apt	8th	2	1	-	Allocated Space	£44,724	0%	£44,724	£33,543	£11,181	25%	6.15%	100%	75%	£286.13	£295	£250	£750	£50	£944	£163	£671	£495	£60	£3,678	£2,000	£11,181	£12,859
1	B2	76	Apt	Gnd.	2	1	-	Allocated Space	£45,209	0%	£45,209	£33,907	£11,302	25%	6.15%	100%	75%	£289.23	£295	£250	£750	£50	£944	£163	£678	£495	£60	£3,685	£2,000	£11,302	£12,987
2	B2	93	Apt	Gnd.	3	1	-	Allocated Space	£56,672	0%	£56,672	£42,504	£14,168	25%	6.15%	100%	75%	£362.57	£295	£250	£750	£50	£944	£163	£850	£495	£60	£3,857	£2,000	£14,168	£16,025
3	B2	69	Apt	Gnd.	2	1	-	Allocated Space	£42,228	0%	£42,228	£31,671	£10,557	25%	6.15%	100%	75%	£270.16	£295	£250	£750	£50	£944	£163	£633	£495	£60	£3,640	£2,000	£10,557	£12,197
4	B2	51	Apt	Gnd.	1	1	-	Allocated Space	£31,632	0%	£31,632	£23,724	£7,908	25%	6.15%	100%	75%	£202.37	£295	£250	£750	£50	£944	£163	£474	£495	£60	£3,481	£2,000	£7,908	£9,389
5	B2	76	Apt	Gnd.	2	1	-	Allocated Space	£46,000	0%	£46,000	£34,500	£11,500	25%	6.15%	100%	75%	£294.29	£295	£250	£750	£50	£944	£163	£690	£495	£60	£3,697	£2,000	£11,500	£13,197
6	B2	45	Apt	1st	1	1	-	Allocated Space	£27,272	0%	£27,272	£20,454	£6,818	25%	6.15%	100%	75%	£174.48	£295	£250	£750	£50	£944	£163	£409	£495	£60	£3,416	£2,000	£6,818	£8,234
7	B2	54	Apt	1st	1	1	-	Allocated Space	£32,444	0%	£32,444	£24,333	£8,111	25%	6.15%	100%	75%	£207.56	£295	£250	£750	£50	£944	£163	£487	£495	£60	£3,494	£2,000	£8,111	£9,605
8	B2	93	Apt	1st	3	1	-	Allocated Space	£56,672	0%	£56,672	£42,504	£14,168	25%	6.15%	100%	75%	£362.57	£295	£250	£750	£50	£944	£163	£850	£495	£60	£3,857	£2,000	£14,168	£16,025
9	B2	69	Apt	1st	2	1	-	Allocated Space	£42,228	0%	£42,228	£31,671	£10,557	25%	6.15%	100%	75%	£270.16	£295	£250	£750	£50	£944	£163	£633	£495	£60	£3,640	£2,000	£10,557	£12,197
11	B2	76	Apt	1st	2	1	-	Allocated Space	£47,527	0%	£47,527	£35,645	£11,882	25%	6.15%	100%	75%	£304.06	£295	£250	£750	£50	£944	£163	£713	£495	£60	£3,720	£2,000	£11,882	£13,602
12	B2	45	Apt	2nd	1	1	-	Allocated Space	£27,272	0%	£27,272	£20,454	£6,818	25%	6.15%	100%	75%	£174.48	£295	£250	£750	£50	£944	£163	£409	£495	£60	£3,416	£2,000	£6,818	£8,234
13	B2	54	Apt	2nd	1	1	-	Allocated Space	£32,444	0%	£32,444	£24,333	£8,111	25%	6.15%	100%	75%	£207.56	£295	£250	£750	£50	£944	£163	£487	£495	£60	£3,494	£2,000	£8,111	£9,605
14	B2	93	Apt	2nd	3	1	-	Allocated Space	£56,672	0%	£56,672	£42,504	£14,168	25%	6.15%	100%	75%	£362.57	£295	£250	£750	£50	£944	£163	£850	£495	£60	£3,857	£2,000	£14,168	£16,025
18	B2	45	Apt	3rd	1	1	-	Allocated Space	£27,272	0%	£27,272	£20,454	£6,818	25%	6.15%	100%	75%	£174.48	£295	£250	£750	£50	£944	£163	£409	£495	£60	£3,416	£2,000	£6,818	£8,234
19	B2	54	Apt	3rd	1	1	-	Allocated Space	£32,444	0%	£32,444	£24,333	£8,111	25%	6.15%	100%	75%	£207.56	£295	£250	£750	£50	£944	£163	£487	£495	£60	£3,494	£2,000	£8,111	£9,605
20	B2	93	Apt	3rd	3	1	-	Allocated Space	£56,672	0%	£56,672	£42,504	£14,168	25%	6.15%	100%	75%	£362.57	£295	£250	£750	£50	£944	£163	£850	£495	£60	£3,857	£2,000	£14,168	£16,025
21	B2	69	Apt	3rd	2	1	-	Allocated Space	£42,228	0%	£42,228	£31,671	£10,557	25%	6.15%	100%	75%	£270.16	£295	£250	£750	£50	£944	£163	£633	£495	£60	£3,640	£2,000	£10,557	£12,197

Property Purchase Fees

Deal Structure - Example 75% LTV - 25% Cash Deposit .

Development: Narin Park, Istanbul, Turkey.
 Date: 07/09/2009
 Completion: Sep-09

Unit	Block	Net Size (m²)	Type	Floor	Beds	Baths	Covered Veranda	Car Parking (Inc.)	Market Value	Disc. (%)	Disc. Price	Mortgage Product (Interest and Capital)					Purchasing Fees											Balance Due			
												Mort Amt (75% of the market value)	Purchaser Deposit	Purchaser Deposit (%)	Interest Rate See note 3.	Coverage	Mort. LTV	Monthly Mortgage Repayment over 15 years (Interest and Capital)	Mortgage Administration Fee:	Mortgage Valuation Fee:	Mortgage Arrangement Fee (1.5% of the loan amount min £750)	Notary Fee see note 4.	Solicitors Fee (inclusive of VAT at 18%)	Military Application Costs:	Property Purchase Tax (3% of the Property Value) 1.5% paid by the developer, 1.5% paid by purchaser.	Bridging Loan Costs:	Compulsory Earthquake Insurance. See note 5.		Total Pre completion Fees	Less: Refundable Reservation Fee	Add: Deposit reqd (25%)
24	B2	45	Apt	4th	1	1	-	Allocated Space	£27,272	0%	£27,272	£20,454	£6,818	25%	6.15%	100%	75%	£174.48	£295	£250	£750	£50	£944	£163	£409	£495	£60	£3,416	£2,000	£6,818	£8,234
25	B2	54	Apt	4th	1	1	-	Allocated Space	£32,444	0%	£32,444	£24,333	£8,111	25%	6.15%	100%	75%	£207.56	£295	£250	£750	£50	£944	£163	£487	£495	£60	£3,494	£2,000	£8,111	£9,605
26	B2	93	Apt	4th	3	1	-	Allocated Space	£56,672	0%	£56,672	£42,504	£14,168	25%	6.15%	100%	75%	£362.57	£295	£250	£750	£50	£944	£163	£850	£495	£60	£3,857	£2,000	£14,168	£16,025
31	B2	54	Apt	5th	1	1	-	Allocated Space	£32,444	0%	£32,444	£24,333	£8,111	25%	6.15%	100%	75%	£207.56	£295	£250	£750	£50	£944	£163	£487	£495	£60	£3,494	£2,000	£8,111	£9,605
36	B2	45	Apt	6th	1	1	-	Allocated Space	£27,272	0%	£27,272	£20,454	£6,818	25%	6.15%	100%	75%	£174.48	£295	£250	£750	£50	£944	£163	£409	£495	£60	£3,416	£2,000	£6,818	£8,234
37	B2	54	Apt	6th	1	1	-	Allocated Space	£32,444	0%	£32,444	£24,333	£8,111	25%	6.15%	100%	75%	£207.56	£295	£250	£750	£50	£944	£163	£487	£495	£60	£3,494	£2,000	£8,111	£9,605
38	B2	98	Apt	6th	3	1	-	Allocated Space	£56,672	0%	£56,672	£42,504	£14,168	25%	6.15%	100%	75%	£362.57	£295	£250	£750	£50	£944	£163	£850	£495	£60	£3,857	£2,000	£14,168	£16,025
42	B2	45	Apt	7th	1	1	-	Allocated Space	£27,272	0%	£27,272	£20,454	£6,818	25%	6.15%	100%	75%	£174.48	£295	£250	£750	£50	£944	£163	£409	£495	£60	£3,416	£2,000	£6,818	£8,234
43	B2	54	Apt	7th	1	1	-	Allocated Space	£32,444	0%	£32,444	£24,333	£8,111	25%	6.15%	100%	75%	£207.56	£295	£250	£750	£50	£944	£163	£487	£495	£60	£3,494	£2,000	£8,111	£9,605
44	B2	93	Apt	7th	3	1	-	Allocated Space	£56,672	0%	£56,672	£42,504	£14,168	25%	6.15%	100%	75%	£362.57	£295	£250	£750	£50	£944	£163	£850	£495	£60	£3,857	£2,000	£14,168	£16,025
45	B2	69	Apt	7th	2	1	-	Allocated Space	£42,228	0%	£42,228	£31,671	£10,557	25%	6.15%	100%	75%	£270.16	£295	£250	£750	£50	£944	£163	£633	£495	£60	£3,640	£2,000	£10,557	£12,197
49	B2	54	Apt	8th	1	1	-	Allocated Space	£32,444	0%	£32,444	£24,333	£8,111	25%	6.15%	100%	75%	£207.56	£295	£250	£750	£50	£944	£163	£487	£495	£60	£3,494	£2,000	£8,111	£9,605
55	B2	54	Apt	9th	1	1	-	Allocated Space	£32,444	0%	£32,444	£24,333	£8,111	25%	6.15%	100%	75%	£207.56	£295	£250	£750	£50	£944	£163	£487	£495	£60	£3,494	£2,000	£8,111	£9,605
56	B2	98	Apt	9th	3	1	-	Allocated Space	£59,910	0%	£59,910	£44,933	£14,978	25%	6.15%	100%	75%	£383.28	£295	£250	£750	£50	£944	£163	£899	£495	£60	£3,906	£2,000	£14,978	£16,883
57	B2	72	Apt	9th	2	1	-	Allocated Space	£44,724	0%	£44,724	£33,543	£11,181	25%	6.15%	100%	75%	£286.13	£295	£250	£750	£50	£944	£163	£671	£495	£60	£3,678	£2,000	£11,181	£12,859
58	B2	55	Apt	9th	1	1	-	Allocated Space	£34,529	0%	£34,529	£25,897	£8,632	25%	6.15%	100%	75%	£220.90	£295	£250	£750	£50	£944	£163	£518	£495	£60	£3,525	£2,000	£8,632	£10,157
61	B2	54	Apt	10th	1	1	-	Allocated Space	£32,444	0%	£32,444	£24,333	£8,111	25%	6.15%	100%	75%	£207.56	£295	£250	£750	£50	£944	£163	£487	£495	£60	£3,494	£2,000	£8,111	£9,605
62	B2	98	Apt	10th	3	1	-	Allocated Space	£59,910	0%	£59,910	£44,933	£14,978	25%	6.15%	100%	75%	£383.28	£295	£250	£750	£50	£944	£163	£899	£495	£60	£3,906	£2,000	£14,978	£16,883

Property Purchase Fees

Deal Structure - Example 75% LTV - 25% Cash Deposit .

Development: Narin Park, Istanbul, Turkey.
 Date: 07/09/2009
 Completion: Sep-09

Unit	Block	Net Size (m ²)	Type	Floor	Beds	Baths	Covered Veranda	Car Parking (Inc.)	Market Value	Disc. (%)	Disc. Price	Mortgage Product (Interest and Capital)			Purchasing Fees												Balance Due				
												Mort Amt (75% of the market value)	Purchaser Deposit	Purchaser Deposit (%)	Interest Rate See note 3.	Coverage	Mort. LTV	Monthly Mortgage Repayment over 15 years (Interest and Capital)	Mortgage Administration Fee:	Mortgage Valuation Fee:	Mortgage Arrangement Fee (1.5% of the loan amount min £750)	Notary Fee see note 4.	Solicitors Fee (inclusive of VAT at 18%)	Military Application Costs:	Property Purchase Tax (3% of the Property Value) 1.5% paid by the developer, 1.5% paid by purchaser.	Bridging Loan Costs:		Compulsory Earthquake Insurance. See note 5.	Total Pre completion Fees	Less: Refundable Reservation Fee	Add: Deposit reqd (25%)
63	B2	72	Apt	10th	2	1	-	Allocated Space	£44,724	0%	£44,724	£33,543	£11,181	25%	6.15%	100%	75%	£286.13	£295	£250	£750	£50	£944	£163	£671	£495	£60	£3,678	£2,000	£11,181	£12,859
66	B2	45	Apt	11th	1	1	-	Allocated Space	£27,272	0%	£27,272	£20,454	£6,818	25%	6.15%	100%	75%	£174.48	£295	£250	£750	£50	£944	£163	£409	£495	£60	£3,416	£2,000	£6,818	£8,234
67	B2	54	Apt	11th	1	1	-	Allocated Space	£32,444	0%	£32,444	£24,333	£8,111	25%	6.15%	100%	75%	£207.56	£295	£250	£750	£50	£944	£163	£487	£495	£60	£3,494	£2,000	£8,111	£9,605
68	B2	98	Apt	11th	3	1	-	Allocated Space	£59,910	0%	£59,910	£44,933	£14,978	25%	6.15%	100%	75%	£383.28	£295	£250	£750	£50	£944	£163	£899	£495	£60	£3,906	£2,000	£14,978	£16,883
69	B2	72	Apt	11th	2	1	-	Allocated Space	£44,724	0%	£44,724	£33,543	£11,181	25%	6.15%	100%	75%	£286.13	£295	£250	£750	£50	£944	£163	£671	£495	£60	£3,678	£2,000	£11,181	£12,859
70	B2	55	Apt	11th	1	1	-	Allocated Space	£34,529	0%	£34,529	£25,897	£8,632	25%	6.15%	100%	75%	£220.90	£295	£250	£750	£50	£944	£163	£518	£495	£60	£3,525	£2,000	£8,632	£10,157
71	B2	76	Apt	11th	2	1	-	Allocated Space	£47,527	0%	£47,527	£35,645	£11,882	25%	6.15%	100%	75%	£304.06	£295	£250	£750	£50	£944	£163	£713	£495	£60	£3,720	£2,000	£11,882	£13,602

Notes:

1. These figures are for illustration purposes only and do not necessarily represent actual amounts. Values and costs can vary dependent on individual circumstances and market fluctuations
2. The mortgage product you are offered by the bank may be different to the one shown above. Your mortgage will be tailored to your personal financial circumstances.
3. The mortgage interest rate shown within the illustration is correct as of 19th August 2009. Due to the timescale involved in the mortgage product selection, this figure may fluctuate to accommodate market conditions.
4. A notary's involvement is required for the insurance of the necessary Power of Attorney and passport translation. If a client prefers to give Power of Attorney in Turkey through a notary public, notary and translator fees will cost approximately £50 per person.
5. Compulsory Earthquake Insure is compulsory for property owners. Costs range from £60-£80 depending on the property size and type.

Disclaimer

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. We 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

Deal Structure - 75% LTV - 25% Cash Deposit.

Development: Narin Park
 Date: 07 September 2009
 Completion: September 2009.

Mortgage Product (Interest and Capital)		
Int. Rate (Int Only)	Coverage	Mort. LTV
6.15%	100%	75%

Property Details	
Unit	51
Market Value	£44,724
Mortgage Amount	£33,543
Deposit Required (25%)	£11,181
Total Pre-Completion Fee's	£3,678
Monthly Mortgage Repayment Interest and Capital.	£286.13
Realistic Monthly Rentals (Average).	£280
Mortgage Coverage	98%

Capital Growth	
Current Market Value	£44,724
Year 1 (Capital Growth)	15%
Value	£51,433
Year 2 (Capital Growth)	15%
Value	£59,147
Year 3 (Capital Growth)	15%
Value	£68,020
Year 4 (Capital Growth)	15%
Value	£78,223
Year 5 (Capital Growth)	15%
Value	£89,956
Anticipated Growth (After 5 years)	£45,232

Expenses Post Completion (Excluding, Mortgage Payment, Furnishings and White Goods)	
Annual Council Tax.	£40
Registration of Water and Electricity	£200
Annual Service Charges	£252
Annual Expenses	£492

Total Potential Capital Growth at a predicted 15% p.a. at the 5th year.	£45,232
Total Purchasing Costs	£3,678
Potential Return on Investment Base at year 5 (See note 1).	1230%

NOTES:

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