

Property Purchase Fees

Deal Structure - Example 75% LTV - 15% Discount.

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 (85% of the Market value)	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 (10%)	Balance Due
51	B2	72	Apt	8th	2	1	-	Allocated Space	£44,724	15%	£38,015	£33,543	£4,472	10%	6.15%	100%	75%	£286.13	£295	£250	£750	£50	£944	£163	£671	£495	£60	£3,678	£2,000	£4,472	£6,150
1	B2	76	Apt	Gnd.	2	1	-	Allocated Space	£45,209	15%	£38,428	£33,907	£4,521	10%	6.15%	100%	75%	£289.23	£295	£250	£750	£50	£944	£163	£678	£495	£60	£3,685	£2,000	£4,521	£6,206
2	B2	93	Apt	Gnd.	3	1	-	Allocated Space	£56,672	15%	£48,171	£42,504	£5,667	10%	6.15%	100%	75%	£362.57	£295	£250	£750	£50	£944	£163	£850	£495	£60	£3,857	£2,000	£5,667	£7,524
3	B2	69	Apt	Gnd.	2	1	-	Allocated Space	£42,228	15%	£35,894	£31,671	£4,223	10%	6.15%	100%	75%	£270.16	£295	£250	£750	£50	£944	£163	£633	£495	£60	£3,640	£2,000	£4,223	£5,863
4	B2	51	Apt	Gnd.	1	1	-	Allocated Space	£31,632	15%	£26,887	£23,724	£3,163	10%	6.15%	100%	75%	£202.37	£295	£250	£750	£50	£944	£163	£474	£495	£60	£3,481	£2,000	£3,163	£4,645
5	B2	76	Apt	Gnd.	2	1	-	Allocated Space	£46,000	15%	£39,100	£34,500	£4,600	10%	6.15%	100%	75%	£294.29	£295	£250	£750	£50	£944	£163	£690	£495	£60	£3,697	£2,000	£4,600	£6,297
6	B2	45	Apt	1st	1	1	-	Allocated Space	£27,272	15%	£23,181	£20,454	£2,727	10%	6.15%	100%	75%	£174.48	£295	£250	£750	£50	£944	£163	£409	£495	£60	£3,416	£2,000	£2,727	£4,143
7	B2	54	Apt	1st	1	1	-	Allocated Space	£32,444	15%	£27,577	£24,333	£3,244	10%	6.15%	100%	75%	£207.56	£295	£250	£750	£50	£944	£163	£487	£495	£60	£3,494	£2,000	£3,244	£4,738
8	B2	93	Apt	1st	3	1	-	Allocated Space	£56,672	15%	£48,171	£42,504	£5,667	10%	6.15%	100%	75%	£362.57	£295	£250	£750	£50	£944	£163	£850	£495	£60	£3,857	£2,000	£5,667	£7,524
9	B2	69	Apt	1st	2	1	-	Allocated Space	£42,228	15%	£35,894	£31,671	£4,223	10%	6.15%	100%	75%	£270.16	£295	£250	£750	£50	£944	£163	£633	£495	£60	£3,640	£2,000	£4,223	£5,863
11	B2	76	Apt	1st	2	1	-	Allocated Space	£47,527	15%	£40,398	£35,645	£4,753	10%	6.15%	100%	75%	£304.06	£295	£250	£750	£50	£944	£163	£713	£495	£60	£3,720	£2,000	£4,753	£6,473
12	B2	45	Apt	2nd	1	1	-	Allocated Space	£27,272	15%	£23,181	£20,454	£2,727	10%	6.15%	100%	75%	£174.48	£295	£250	£750	£50	£944	£163	£409	£495	£60	£3,416	£2,000	£2,727	£4,143
13	B2	54	Apt	2nd	1	1	-	Allocated Space	£32,444	15%	£27,577	£24,333	£3,244	10%	6.15%	100%	75%	£207.56	£295	£250	£750	£50	£944	£163	£487	£495	£60	£3,494	£2,000	£3,244	£4,738
14	B2	93	Apt	2nd	3	1	-	Allocated Space	£56,672	15%	£48,171	£42,504	£5,667	10%	6.15%	100%	75%	£362.57	£295	£250	£750	£50	£944	£163	£850	£495	£60	£3,857	£2,000	£5,667	£7,524
18	B2	45	Apt	3rd	1	1	-	Allocated Space	£27,272	15%	£23,181	£20,454	£2,727	10%	6.15%	100%	75%	£174.48	£295	£250	£750	£50	£944	£163	£409	£495	£60	£3,416	£2,000	£2,727	£4,143
19	B2	54	Apt	3rd	1	1	-	Allocated Space	£32,444	15%	£27,577	£24,333	£3,244	10%	6.15%	100%	75%	£207.56	£295	£250	£750	£50	£944	£163	£487	£495	£60	£3,494	£2,000	£3,244	£4,738
20	B2	93	Apt	3rd	3	1	-	Allocated Space	£56,672	15%	£48,171	£42,504	£5,667	10%	6.15%	100%	75%	£362.57	£295	£250	£750	£50	£944	£163	£850	£495	£60	£3,857	£2,000	£5,667	£7,524
21	B2	69	Apt	3rd	2	1	-	Allocated Space	£42,228	15%	£35,894	£31,671	£4,223	10%	6.15%	100%	75%	£270.16	£295	£250	£750	£50	£944	£163	£633	£495	£60	£3,640	£2,000	£4,223	£5,863

Property Purchase Fees

Deal Structure - Example 75% LTV - 15% Discount.

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 (85% of the Market value)	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 (10%)
24	B2	45	Apt	4th	1	1	-	Allocated Space	£27,272	15%	£23,181	£20,454	£2,727	10%	6.15%	100%	75%	£174.48	£295	£250	£750	£50	£944	£163	£409	£495	£60	£3,416	£2,000	£2,727	£4,143
25	B2	54	Apt	4th	1	1	-	Allocated Space	£32,444	15%	£27,577	£24,333	£3,244	10%	6.15%	100%	75%	£207.56	£295	£250	£750	£50	£944	£163	£487	£495	£60	£3,494	£2,000	£3,244	£4,738
26	B2	93	Apt	4th	3	1	-	Allocated Space	£56,672	15%	£48,171	£42,504	£5,667	10%	6.15%	100%	75%	£362.57	£295	£250	£750	£50	£944	£163	£850	£495	£60	£3,857	£2,000	£5,667	£7,524
31	B2	54	Apt	5th	1	1	-	Allocated Space	£32,444	15%	£27,577	£24,333	£3,244	10%	6.15%	100%	75%	£207.56	£295	£250	£750	£50	£944	£163	£487	£495	£60	£3,494	£2,000	£3,244	£4,738
36	B2	45	Apt	6th	1	1	-	Allocated Space	£27,272	15%	£23,181	£20,454	£2,727	10%	6.15%	100%	75%	£174.48	£295	£250	£750	£50	£944	£163	£409	£495	£60	£3,416	£2,000	£2,727	£4,143
37	B2	54	Apt	6th	1	1	-	Allocated Space	£32,444	15%	£27,577	£24,333	£3,244	10%	6.15%	100%	75%	£207.56	£295	£250	£750	£50	£944	£163	£487	£495	£60	£3,494	£2,000	£3,244	£4,738
38	B2	98	Apt	6th	3	1	-	Allocated Space	£56,672	15%	£48,171	£42,504	£5,667	10%	6.15%	100%	75%	£362.57	£295	£250	£750	£50	£944	£163	£850	£495	£60	£3,857	£2,000	£5,667	£7,524
42	B2	45	Apt	7th	1	1	-	Allocated Space	£27,272	15%	£23,181	£20,454	£2,727	10%	6.15%	100%	75%	£174.48	£295	£250	£750	£50	£944	£163	£409	£495	£60	£3,416	£2,000	£2,727	£4,143
43	B2	54	Apt	7th	1	1	-	Allocated Space	£32,444	15%	£27,577	£24,333	£3,244	10%	6.15%	100%	75%	£207.56	£295	£250	£750	£50	£944	£163	£487	£495	£60	£3,494	£2,000	£3,244	£4,738
44	B2	93	Apt	7th	3	1	-	Allocated Space	£56,672	15%	£48,171	£42,504	£5,667	10%	6.15%	100%	75%	£362.57	£295	£250	£750	£50	£944	£163	£850	£495	£60	£3,857	£2,000	£5,667	£7,524
45	B2	69	Apt	7th	2	1	-	Allocated Space	£42,228	15%	£35,894	£31,671	£4,223	10%	6.15%	100%	75%	£270.16	£295	£250	£750	£50	£944	£163	£633	£495	£60	£3,640	£2,000	£4,223	£5,863
49	B2	54	Apt	8th	1	1	-	Allocated Space	£32,444	15%	£27,577	£24,333	£3,244	10%	6.15%	100%	75%	£207.56	£295	£250	£750	£50	£944	£163	£487	£495	£60	£3,494	£2,000	£3,244	£4,738
55	B2	54	Apt	9th	1	1	-	Allocated Space	£32,444	15%	£27,577	£24,333	£3,244	10%	6.15%	100%	75%	£207.56	£295	£250	£750	£50	£944	£163	£487	£495	£60	£3,494	£2,000	£3,244	£4,738
56	B2	98	Apt	9th	3	1	-	Allocated Space	£59,910	15%	£50,924	£44,933	£5,991	10%	6.15%	100%	75%	£383.28	£295	£250	£750	£50	£944	£163	£899	£495	£60	£3,906	£2,000	£5,991	£7,897
57	B2	72	Apt	9th	2	1	-	Allocated Space	£44,724	15%	£38,015	£33,543	£4,472	10%	6.15%	100%	75%	£286.13	£295	£250	£750	£50	£944	£163	£671	£495	£60	£3,678	£2,000	£4,472	£6,150
58	B2	55	Apt	9th	1	1	-	Allocated Space	£34,529	15%	£29,350	£25,897	£3,453	10%	6.15%	100%	75%	£220.90	£295	£250	£750	£50	£944	£163	£518	£495	£60	£3,525	£2,000	£3,453	£4,978
61	B2	54	Apt	10th	1	1	-	Allocated Space	£32,444	15%	£27,577	£24,333	£3,244	10%	6.15%	100%	75%	£207.56	£295	£250	£750	£50	£944	£163	£487	£495	£60	£3,494	£2,000	£3,244	£4,738
62	B2	98	Apt	10th	3	1	-	Allocated Space	£59,910	15%	£50,924	£44,933	£5,991	10%	6.15%	100%	75%	£383.28	£295	£250	£750	£50	£944	£163	£899	£495	£60	£3,906	£2,000	£5,991	£7,897

Property Purchase Fees

Deal Structure - Example 75% LTV - 15% Discount.

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 (85% of the Market value)	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 (10%)
63	B2	72	Apt	10th	2	1	-	Allocated Space	£44,724	15%	£38,015	£33,543	£4,472	10%	6.15%	100%	75%	£286.13	£295	£250	£750	£50	£944	£163	£671	£495	£60	£3,678	£2,000	£4,472	£6,150
66	B2	45	Apt	11th	1	1	-	Allocated Space	£27,272	15%	£23,181	£20,454	£2,727	10%	6.15%	100%	75%	£174.48	£295	£250	£750	£50	£944	£163	£409	£495	£60	£3,416	£2,000	£2,727	£4,143
67	B2	54	Apt	11th	1	1	-	Allocated Space	£32,444	15%	£27,577	£24,333	£3,244	10%	6.15%	100%	75%	£207.56	£295	£250	£750	£50	£944	£163	£487	£495	£60	£3,494	£2,000	£3,244	£4,738
68	B2	98	Apt	11th	3	1	-	Allocated Space	£59,910	15%	£50,924	£44,933	£5,991	10%	6.15%	100%	75%	£383.28	£295	£250	£750	£50	£944	£163	£899	£495	£60	£3,906	£2,000	£5,991	£7,897
69	B2	72	Apt	11th	2	1	-	Allocated Space	£44,724	15%	£38,015	£33,543	£4,472	10%	6.15%	100%	75%	£286.13	£295	£250	£750	£50	£944	£163	£671	£495	£60	£3,678	£2,000	£4,472	£6,150
70	B2	55	Apt	11th	1	1	-	Allocated Space	£34,529	15%	£29,350	£25,897	£3,453	10%	6.15%	100%	75%	£220.90	£295	£250	£750	£50	£944	£163	£518	£495	£60	£3,525	£2,000	£3,453	£4,978
71	B2	76	Apt	11th	2	1	-	Allocated Space	£47,527	15%	£40,398	£35,645	£4,753	10%	6.15%	100%	75%	£304.06	£295	£250	£750	£50	£944	£163	£713	£495	£60	£3,720	£2,000	£4,753	£6,473

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 - 15% Discount.

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
Discount (%)	15%
Discount	£6,709
Discounted Price	£38,015
Mortgage Amount (75% of the market value)	£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

Original Discount.	£6,709
Total Potential Capital Growth at a predicted 15% p.a. at the 5th year.	£45,232
Total Equity.	£51,941
Total Purchasing Costs.	£3,678
Potential Return on Investment Base at year 5 (See note 1).	1412%

NOTES:

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