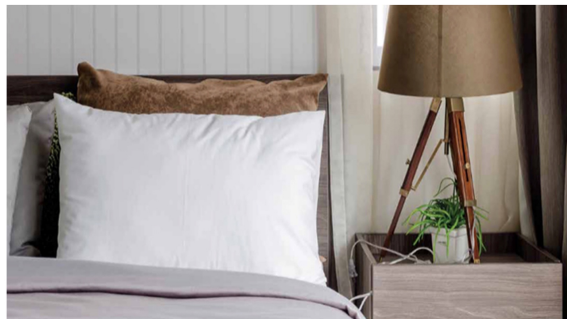




**High Yield Investment**  
**10% Rental Assurance for 10 years**

**Investimento ad Alta Redditività**  
**10% netto assicurato per 10 anni**



For information:  
SWISS FLORIDA LONDON SERBIA ROMANIA REP.MOLDOVA  
E-Mail: [newsletter@adessopartners.com](mailto:newsletter@adessopartners.com) + Website: [www.adessopartners.com](http://www.adessopartners.com)

**Property Details:**

|                     |                                    |
|---------------------|------------------------------------|
| Type                | Care Home Room                     |
| Net Yield           | 10.00%                             |
| Rental Assurance    | Yes                                |
| Monthly Rental      | £0.00 p/m                          |
| Property Management | £0.00 p/m                          |
| Property Taxes      | £0.00 p/m                          |
| HOA                 | £0.00 p/m                          |
| Gross Rental        | % p/a                              |
| Net Rental          | £7,696.50 p/a                      |
| Net Yield           | 10.00 % p/a                        |
| Plot                | ft <sup>2</sup> / 0 m <sup>2</sup> |
| Beds                | 1                                  |
| Baths               | 1                                  |

**£76,965.00**

**10.00 %**

High Yield Investment - 10% Rental Assurance for 10 years

Latimer Lodge offers an exciting opportunity to invest in the UK residential and nursing care market with the purchase of high quality care studios at Latimer Lodge, Yeovil - a community that delivers an annual rental income, payable monthly, of circa 10% of invested funds over 10 years, together with assured buy-back options delivering a great Return On Investment.

**Prices from £76,965**

**Example how your return is calculated and paid:**

Cash input £76,965 x 10% = £7,696.50 x 10 years = £76,695  
 Buy-back option at year 10 = £96,206.25 (125%)  
 ROI = (Buy back £96,206.25 + Cash rental income £76,965 - Initial cash input £76,965) ÷ Initial cash input £76,965 = 125%

|                      |                                     |
|----------------------|-------------------------------------|
| Purchase Price       | £76,965                             |
| Reservation Amount   | £2,500                              |
| Balance of Deposit   | £74,465                             |
| Assured Tenancy Term | 10 years ( <b>payable monthly</b> ) |
| Income circa         | 10%                                 |

| Year ( <b>payable monthly</b> ) | Total Rental income |
|---------------------------------|---------------------|
| 1                               | £7,696.50           |
| 2                               | £7,696.50           |
| 3                               | £7,696.50           |
| 4                               | £7,696.50           |

**Informazioni sull'immobile:**

|                     |                                    |
|---------------------|------------------------------------|
| Tipologia           | Care Home Room                     |
| Rendita Netta       | 10.00%                             |
| Rendita Garantita   | Yes                                |
| Affitto Mensile     | £0.00 p/m                          |
| Società di Gestione | £0.00 p/m                          |
| Tasse di Proprietà  | £0.00 p/m                          |
| Spese Condominiali  | £0.00 p/m                          |
| Rendita Lorda       | % p/a                              |
| Rendita Netta       | £7,696.50 p/a                      |
| Rendita Netta       | 10.00 % p/a                        |
| Lotto               | ft <sup>2</sup> / 0 m <sup>2</sup> |
| Camere da letto     | 1                                  |
| Bagni               | 1                                  |

**£76,965.00**

**10.00 %**

Investimento ad Alta Redditività - 10% netto assicurato per 10 anni

Situata nel cuore della contea di Somerset, confinante con le contee di Bristol e del Gloucestershire, la realtà di Latimer Lodge offre un'interessante opportunità di investimento agli acquirenti nel mercato sanitario assistenziale che prevede un rendimento annuo netto del 10% **ricosciuto su base mensile** per la durata di 10 anni, oltre a diversi patti di rivendita e riacquisto per assicurare una exit strategy efficace.

**Prezzi a partire da £76,965**

**Esempio su come viene calcolata la rendita:**

Rendita Annuale £76,965 x 10% = £7,696.50  
 Rendita Totale 10 anni = £76,695

|                           |   |
|---------------------------|---|
| Prezzi di acquisto        | £76,965                                       |
| Prenotazione              | £2,500  |
| Saldo                     | £74,465                                       |
| Periodo pagamento rendite | 10 Anni ( <b>ricosciute su base mensile</b> ) |
| Rendita                   | 10%   |

| Anno ( <b>pagamento su base mensile</b> ) | Rendita totale |
|---|----------------|
| 1   | £7,696.50      |
| 2   | £7,696.50      |
| 3   | £7,696.50      |
| 4   | £7,696.50      |
| 5   | £7,696.50      |
| 6   | £7,696.50      |

For information:

SWISS FLORIDA LONDON SERBIA ROMANIA REP.MOLDOVA

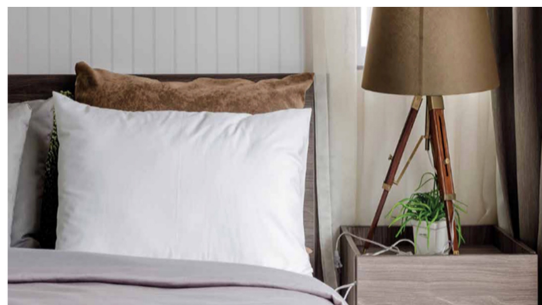
E-Mail: [newsletter@adessopartners.com](mailto:newsletter@adessopartners.com) + Website: [www.adessopartners.com](http://www.adessopartners.com)

|    |           |
|----|-----------|
| 5  | £7,696.50 |
| 6  | £7,696.50 |
| 7  | £7,696.50 |
| 8  | £7,696.50 |
| 9  | £7,696.50 |
| 10 | £7,696.50 |

**Total £76,965**

**Optional Buy-back at year 10 = £96,206.25 (125%)**

|                              |                             |
|------------------------------|-----------------------------|
| Buy.back @ 125%              | £96,206.25                  |
| Total investor return        | £173,171.25                 |
| Cash input                   | £76,965                     |
| Net Return (less cash input) | £96,206.25 <b>ROI: 125%</b> |



|    |           |
|----|-----------|
| 7  | £7,696.50 |
| 8  | £7,696.50 |
| 9  | £7,696.50 |
| 10 | £7,696.50 |

**Totale £76,965**

**Opzione di riacquisto al decimo anno = £96,206.25 (125%)**

|                    |                             |
|--------------------|-----------------------------|
| Riacquisto al 125% | £96,206.25                  |
| Ricavi totale      | £173,171.25                 |
| Prezzo di acquisto | £76,965                     |
| Guadagno netto     | £96,206.25 <b>ROI: 125%</b> |

