



- 14% DISCOUNTS
- NET PRICES FROM £99,760
- ALLOCATED PARKING
- SECURE GATED DEVELOPMENT
- RENTAL ESTIMATES £450-500
- COMPLETION MAY-JUNE 2008

This project represents the cheapest new property that we have ever dealt with, and even by Mansfield's standards the units represent excellent value for money (averaging £155psf after discount, compared to the average price per square foot of other local schemes which comes in at around £182-225). This means the flats also work well as rental investments, as it is possible to use the low gross price and discount to undercut the rest of the lettings market.

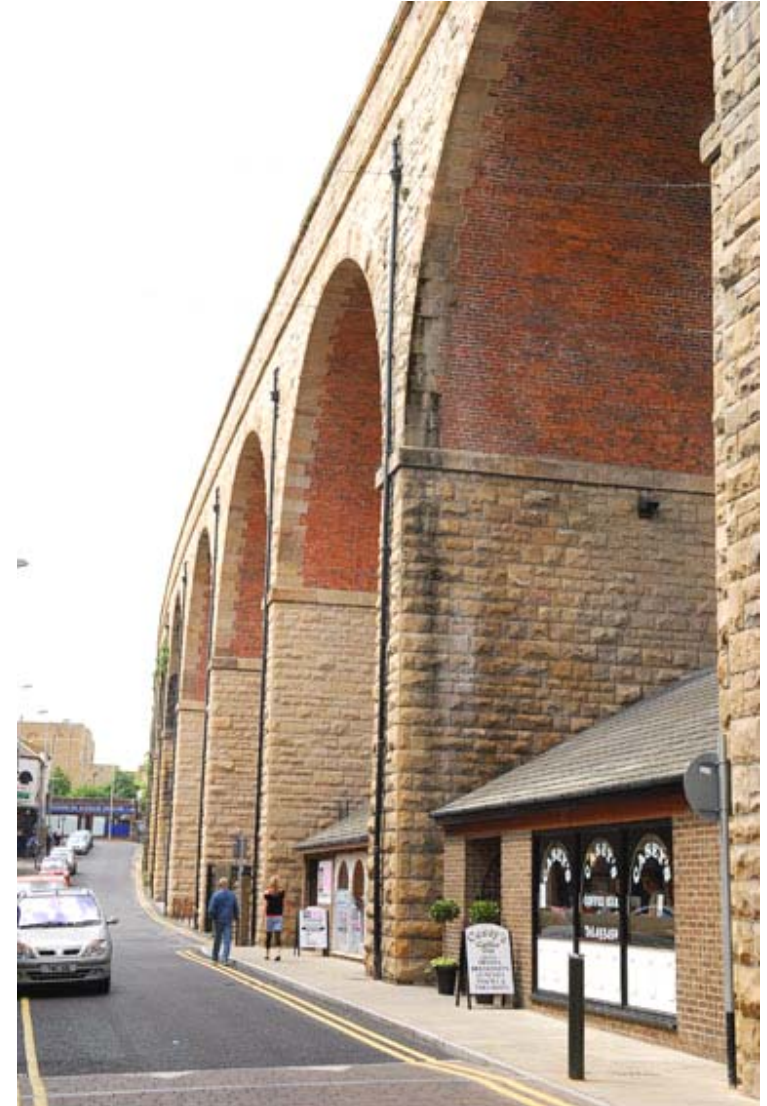
For less than 100k, you shouldn't expect to see these properties appearing in any architectural or interior design journals; however it is not a low-quality development, and has a solid buy-to-let spec. It also has NHBC cover.

The area itself is a very interesting proposition. For further detail on this please request our Mansfield Location Report.

Please note that the above is a draft artist's impression; a more final more detailed version to follow



MANSFIELD TOWN CENTRE PHOTOS



SCHEDULE OF ACCOMMODATION

UNIT	TYPE	BLOCK	FLOOR	OUTSIDE	PARKING	BEDS	BATHS	SIZE	£/SQFT	PRICE	14% DISCOUNT
3	apartment	1	Ground	Patio	Yes	2	1	645	£181	£117,000	£100,620
4	apartment	1	Ground	Patio	Yes	2	1	645	£181	£117,000	£100,620
5	apartment	1	First	Juliet	Yes	2	1	645	£180	£116,000	£99,760
6	apartment	1	First	Juliet	Yes	2	1	645	£180	£116,000	£99,760
7	apartment	2	Ground	Patio	Yes	2	1	645	£181	£117,000	£100,620
8	apartment	2	Ground	Patio	Yes	2	1	645	£181	£117,000	£100,620
9	apartment	2	First	Juliet	Yes	2	1	645	£180	£116,000	£99,760
10	apartment	2	First	Juliet	Yes	2	1	645	£180	£116,000	£99,760
11	apartment	2	Second	Juliet	Yes	2	1	645	£183	£118,000	£101,480
12	apartment	2	Second	Juliet	Yes	2	1	645	£183	£118,000	£101,480
13	apartment	2	Ground	Patio	Yes	2	1	645	£181	£117,000	£100,620
14	apartment	2	Ground	Patio	Yes	2	1	645	£181	£117,000	£100,620
15	apartment	2	First	Juliet	Yes	2	1	645	£180	£116,000	£99,760
16	apartment	2	First	Juliet	Yes	2	1	645	£180	£116,000	£99,760
17	apartment	2	Second	Juliet	Yes	2	1	645	£183	£118,000	£101,480
18	apartment	2	Second	Juliet	Yes	2	1	645	£183	£118,000	£101,480



SCHEDULE OF ACCOMMODATION (continued)

UNIT	TYPE	BLOCK	FLOOR	OUTSIDE	PARKING	BEDS	BATHS	SIZE	£/SQFT	PRICE	14% DISCOUNT
19	apartment	3	Ground	Patio	Yes	2	1	645	£181	£117,000	£100,620
20	apartment	3	Ground	Patio	Yes	2	1	645	£181	£117,000	£100,620
21	apartment	3	First	Juliet	Yes	2	1	645	£180	£116,000	£99,760
22	apartment	3	First	Juliet	Yes	2	1	645	£180	£116,000	£99,760
23	apartment	3	Second	Juliet	Yes	2	1	645	£183	£118,000	£101,480
24	apartment	3	Second	Juliet	Yes	2	1	645	£183	£118,000	£101,480
25	apartment	3	Ground	Patio	Yes	2	1	645	£181	£117,000	£100,620
26	apartment	3	Ground	Patio	Yes	2	1	645	£181	£117,000	£100,620
27	apartment	3	First	Juliet	Yes	2	1	645	£180	£116,000	£99,760
28	apartment	3	First	Juliet	Yes	2	1	645	£180	£116,000	£99,760
29	apartment	3	Second	Juliet	Yes	2	1	645	£183	£118,000	£101,480
30	apartment	3	Second	Juliet	Yes	2	1	645	£183	£118,000	£101,480



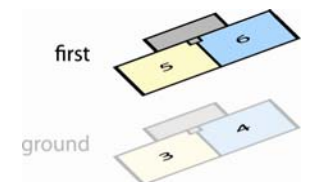
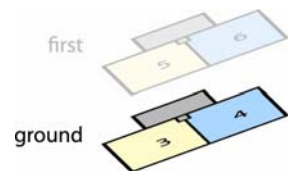
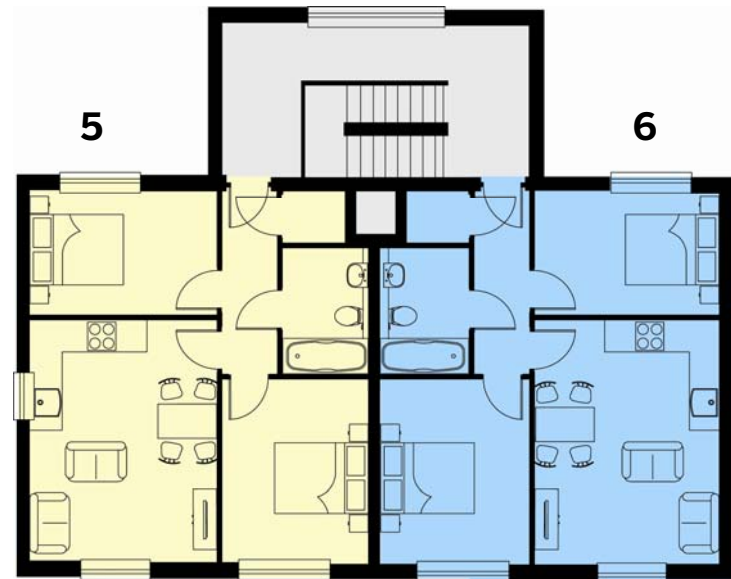
SITE PLAN



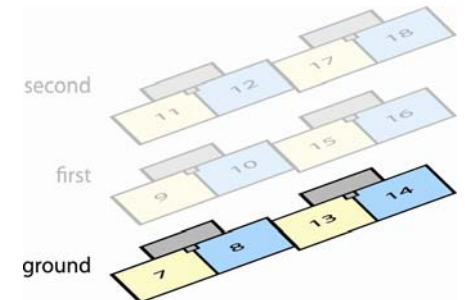
BLOCK 1 – GROUND FLOOR



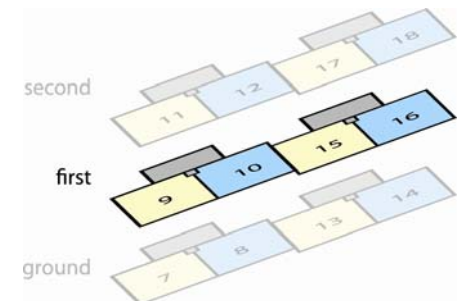
BLOCK 1 – FIRST FLOOR



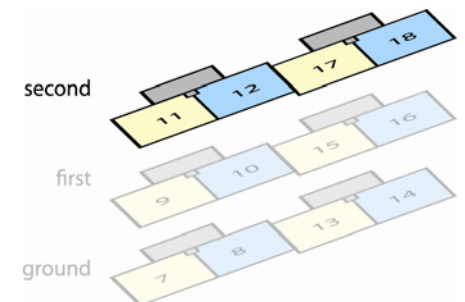
BLOCK 2 – GROUND FLOOR



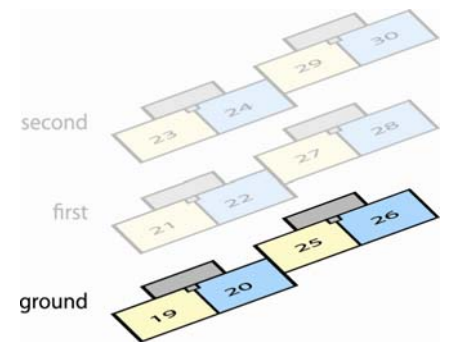
BLOCK 2 – FIRST FLOOR



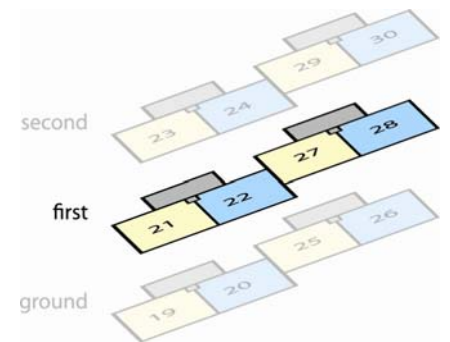
BLOCK 2 – THIRD FLOOR



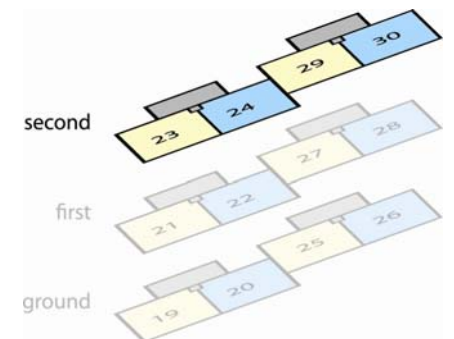
BLOCK 3 – GROUND FLOOR



BLOCK 3 – FIRST FLOOR



BLOCK 3 – SECOND FLOOR



SPECIFICATION OF FINISH

SAFETY & SECURITY

Smoke detectors, burglar alarms, lighting to external and internal areas
Security locks fitted to both windows and doors except for fire escape windows

KITCHEN

Fully fitted kitchen with stainless steel appliances including hob, electric oven and extractor fan
Ceramic wall tiling above worktops to underside of wall units
Space for fridge/freezer
Space and plumbing for washer/dryer
High quality vinyl flooring

BATHROOM

Contemporary white bathroom suite including bath, hand basin and WC
Chrome mixer tap on bath with shower attachment over bath
Shower screen on bath with shower over
Full height ceramic wall tiling around bath
Ceramic wall tiling above sink
Quality vinyl flooring in bathroom

DECORATION

Smooth finished ceilings emulsioned in white. Walls will be finished in a magnolia emulsion
All woodwork will be finished in undercoat and white gloss.
Floor coverings will be carpet/laminate floor

JOINERY & DOORS

A minimum 4" moulded skirting and a minimum 2 ½" decorative architrave will be used throughout
All woodwork to receive a white smooth finish 6 panel moulded doors with chrome effect lever action door furniture will be fitted throughout

ELECTRICAL

All switches and sockets will be in a white finish with numerous power points throughout. BT telephone and TV aerial sockets fitted to the living room and master bedroom. Lighting will be standard ceiling roses throughout

CENTRAL HEATING

Dimplex (or similar) heaters to all apartments

EXTERNAL DOORS & WINDOWS

Windows will be high quality UPVC and external doors will be wooden fire rated doors



EXAMPLE TRANSACTIONS

UNIT 16

Gross Price	£116,000
14%	£16,240
Net Price	£99,760

Holding Deposit	£2,250
Legal Fees*	£700*
Exchange Deposit (5%) - £1,500	£3,488
Diligence Fee (3%+ VAT) - £750	£2,766.54

Total capital employed To exchange: £9,204.54

Total capital employed to complete assuming 85% lending: £19,180.54

OTHER ESTIMATED EXPENSES ON COMPLETION**

Curtains (2 bed flat):	£600
Washer/dryer:	£360
Fridge/freezer:	£275
Potential furniture pack:	£1,700
TOTAL:	£2,935

*The figure quoted is for legal services only and does not include other disbursements such as search fees, land registry charges and the like that may, or may not be charged depending on the nature of the transaction.

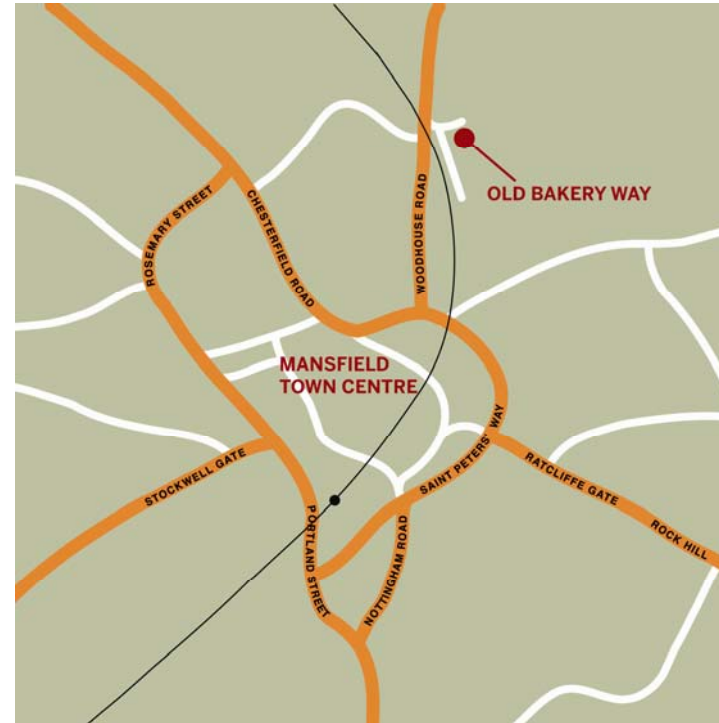
** The figures quoted are inclusive of Vat. They are approximate figure only and are subject to change based on product availability at the time of completion. None of the items listed are essential to complete, however they may aid the tenant finding process.



REGIONAL MAP



DEVELOPMENT LOCATION



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