

Financial Results FY 2022/23 and FY 2023/24 (note that gross income is subject to VAT – currently using the flat rate scheme)

| Apartment | FY 22/23 actuals | FY 23/24 actuals | YOY change |
|---|-----------------------------|-----------------------------|-----------------------|
| Gross income | | | |
| Apartment 1a (studio with patio, lower ground) | £ 30,633 | £ 26,334 | |
| Apartment 1b (studio with patio, lower ground)* | £ 6,991 | £ 24,533 | |
| Apartment 2 (one bed, 1 bath, ground) | £ 31,625 | £ 38,933 | |
| Apartment 3 (2 bed, 2 bath, balcony, first) | £ 41,371 | £ 37,037 | |
| Apartment 4 (2 bed, second) | £ 31,704 | £ 33,320 | |
| Apartment 5 (2 bed, 2 bath, third) | £ 31,861 | £ 36,909 | |
| Total gross income | £ 174,185 | £ 197,066 | +13.14% |
| Operating costs | | | |
| Channel Manager / PMS | £ 5,821 | £ 6,492 | |
| OTA fees | £ 11,612 | £ 10,841 | |
| Credit card fees | £ 2,869 | £ 3,469 | |
| Housekeeping | £ 8,655 | £ 11,687 | |
| Linen hire /laundry | £ 4,746 | £ 4,328 | |
| Business Rates | £ 5,589 | £ 1,297 | |
| Business Waste | £ 2,689 | £ 2,465 | |
| Broadband | £ 576 | £ 576 | |
| Gas Elec | £ 7,015 | £ 10,542 | |
| Water | £ 1,650 | £ 1,573 | |
| Repairs /Maintenance | £ 2,744 | £ 3,750 | |
| Consumables | £ 513 | £ 1,297 | |
| Mandatory Certificates | £ 410 | £ 385 | |
| TV Licence | £ 159 | £ 159 | |
| Total operating costs | £ 55,049 | £ 58,860 | +6.92% |
| EBITDA | £ 119,136 | £ 138,206 | +16.01% |
| EBITDA average per month | £ 9,928 | £ 11,517 | |
| Purchase Price | £ 1,500,000 | £ 1,500,000 | |
| Gross Yield | 11.61% | 13.14% | |
| Net Yield (after operational costs) | 7.94% | 9.21% | |