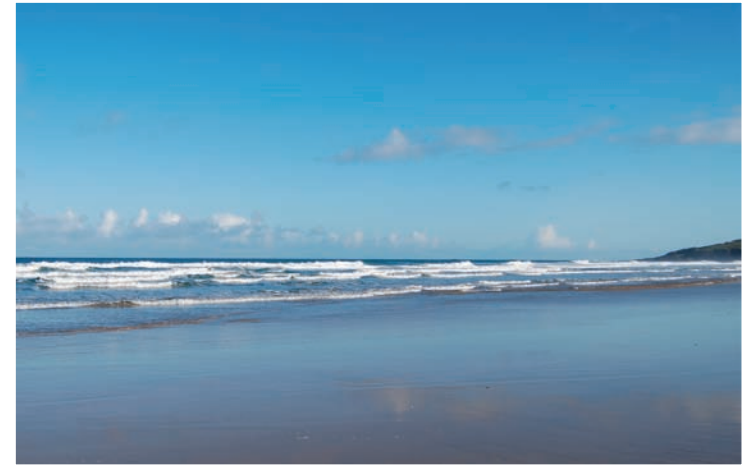


The Perfect Investment



Zine

Acorn hold the key to a carefree coastal investment

The British coast is booming and over the past five years there has been an unprecedented return to coastal holidays and beachfront living. Avoiding the stresses and strains of international travel, families have been the most prominent group in heralding this return followed by a huge increase in the number of short breaks especially in the Spring and Autumn booked by couples and groups.

Visitor numbers continue to increase and with Cornwall voted Best UK Holiday Destination in the British Travel Awards 2009 the county continues to be a very desirable place to own a beachfront property.

Award Winning 'Zinc' overlooks Newquay Golf Course, the renowned Fistral Beach and the Atlantic Ocean beyond whilst being within walking distance of the town centre and yet just 7 miles from Newquay Airport.

Lettings

All apartments at Zinc have full residential use, however the lease provides for owners to let their apartment/s for holiday use should they choose to do so. There are a number of holiday letting companies to select from.

Apartments in Zinc should expect a target of 20 bookings in year 1 with prices ranging from the lowest rate of £459 per week to £1289 per week on a Fistral Beach facing apartment and £439 per week to £1189 per week on a rear facing apartment (2010 tariff), 25 bookings in year 2 and 30 bookings by year 3. Apartments in Zinc are currently let and achieving these figures with many guests who holidayed at Zinc in 2009 repeat booking for 2010.

Owners have furnished their apartments to a 4 or 5 star accommodation rating and have therefore attracted holiday makers accustomed to staying in high-end accommodation.



Cleaning and holiday home management services are available from local companies who provide a full 'changeover' service between bookings.

To maximise income owners have winter let their apartment/s and again there are residential letting companies in the area to manage this should you choose to do so. Winter let income ranges from £700 - £850 per calendar month.

Our experience shows that owners and their friends & family fill vacant periods and therefore enjoy free holidays.

Blue Chip Vacations - Projections

Apartment	Peak Price	Off		Year 1		Year 2		Year 3		Purchase Price	Year 3 Gross Yield
		Peak	Peak	From	To	From	To	From	To		
LG2	£989	I	G	£10K	£14K	£13K	£17K	£16K	£20K	£270,000	6.6%
RG7	£1,379	N	K	£15K	£19K	£18K	£22K	£22K	£26K	£345,000	7.0%
1.2	£1,189	L	J	£13K	£17K	£16K	£20K	£20K	£24K	£295,000	7.5%
1.3	£1,189	L	J	£13K	£17K	£16K	£20K	£20K	£24K	£199,950	11.0%
2.1	£1,189	L	J	£13K	£17K	£16K	£20K	£20K	£24K	£260,000	8.5%
2.3	£1,189	L	J	£13K	£17K	£16K	£20K	£20K	£24K	£270,000	8.1%
2.5	£1,189	L	J	£13K	£17K	£16K	£20K	£20K	£24K	£300,000	7.3%
2.10	£1,289	M	K	£14K	£18K	£18K	£22K	£21K	£25K	£365,000	6.3%
3.6	£1,189	L	J	£13K	£17K	£16K	£20K	£20K	£24K	£315,000	6.9%
3.9	£1,289	M	K	£14K	£18K	£18K	£22K	£21K	£25K	£380,000	6.1%
4.2	£1,489	O	M	£17K	£21K	£20K	£24K	£25K	£29K	£395,000	6.8%
4.4	£1,489	O	M	£17K	£21K	£20K	£24K	£25K	£29K	£395,000	6.8%

All information correct at time of print



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