



Country - Portugal

Date 07/12/2005

OTRR™ -

Development Royal Cabanas

Olive Tree Risk Rating -

Beach

3.8

(The risk versus potential return value)

Finance	Comments	R	A	G	Score
Country Finance					
Interest rates compared with UK	2.95			1	5.25
Size of deposits required	25%		1		
Availability of mortgages locally	Guaranteed with EL MONTE BANK 75%		1		
Local tax rates (rental income and capital gain)			1		
Cost of a beer/meal compared with UK	meal 40euros based on a family of four		1		
Letting		0	4	1	5.00
Rental potential	Probable 1 year guaranteed to be confirmed		1		
Cost of letting compared to a UK equivalent			1		
Rent level relative to monthly outgoings			1		
Ease of organising rental, or guaranteed rental deal?			1		
Value for money of furniture pack			1		
Costs / Earnings		0	5	0	5.00
% needed for mortgage compared to 30% average	25%		1		
Overall costs of legals relative to the property price	4%		1		
Costs to use on site facilities			1		
Running costs compared to UK water, gas, elec, council tax	slightly lower than UK		1		
Car Parking include – cost / secure (barriers etc)	underground parking		1		
Risk		0	5	0	2.75
Growth created by potential EU membership or similar		1			
History of unrest/wars/trouble spots in local area/country			1		
Stable police / government/Corruption level/Crime rate			1		
Quality of developers previous developments			1		
Legal due diligence satisfactory? If yes A			1		
Risk of natural disasters, flooding,hurricanes etc.			1		
Nearby industry (potential pollution)			1		
Nearby development plans, motorway,nightclub etc.			1		
Over development supply vs demand			1		
Clarity of the land title		1			
Miscellaneous		2	8	0	2.75
How strong are any guarantees		1			
Quality of information available on development/town/developer			1		
Mobile phone or internet connections			1		
Planned new airport/ marina/ golf course etc			1		
Value per sq metre			1		
		1	4	0	
OTSR score		3	26	1	4.15

Guide

Your star rating after any suitable adjustment or weighting

3.8

max 5