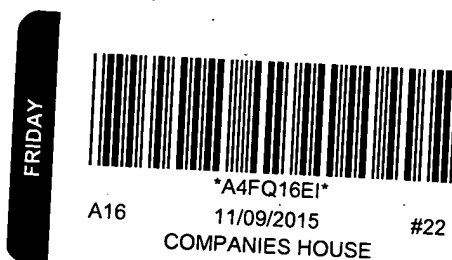


Company Registration No. 06417184 (England and Wales)

PROPERTY INVESTOR FINANCE LIMITED
DIRECTORS' REPORT AND UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 APRIL 2015



Cole Marie Partners Limited
Priory House
45-51 High Street
Reigate, Surrey
RH2 9AE

PROPERTY INVESTOR FINANCE LIMITED

COMPANY INFORMATION

Directors	C N Smith R W Turnbull
Secretary	C N Smith
Company number	06417184
Registered office	Priory House 45-51 High Street Reigate Surrey RH2 9AE
Accountants	Cole Marie Partners Limited Priory House 45 - 51 High Street Reigate Surrey RH2 9AE
Business address	144 London Road Southborough Tunbridge Wells Kent TN4 0PJ

PROPERTY INVESTOR FINANCE LIMITED

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PROPERTY INVESTOR FINANCE LIMITED

DIRECTORS' REPORT

FOR THE YEAR ENDED 30 APRIL 2015

The directors present their report and financial statements for the year ended 30 April 2015.

Principal activities

The principal activity of the company continued to be that of commercial mortgage broking.

Directors

The following directors have held office since 1 May 2014:

C N Smith
R W Turnbull

Statement of directors' responsibilities

The directors are responsible for preparing the Directors' Report and the financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that period. In preparing these financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

This report has been prepared in accordance with the special provisions relating to small companies within Part 15 of the Companies Act 2006.

On behalf of the board



C N Smith

Director

24.8.2015

PROPERTY INVESTOR FINANCE LIMITED

CHARTERED ACCOUNTANTS' REPORT TO THE BOARD OF DIRECTORS ON THE PREPARATION OF THE UNAUDITED STATUTORY FINANCIAL STATEMENTS OF PROPERTY INVESTOR FINANCE LIMITED FOR THE YEAR ENDED 30 APRIL 2015

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of Property Investor Finance Limited for the year ended 30 April 2015 set out on pages 3 to 9 from the company's accounting records and from information and explanations you have given us.

As a practising member firm of the Institute of Chartered Accountants in England and Wales, we are subject to its ethical and other professional requirements which are detailed at icaew.com/membershandbook.

This report is made solely to the Board of Directors of Property Investor Finance Limited, as a body, in accordance with the terms of our engagement letter. Our work has been undertaken solely to prepare for your approval the financial statements of Property Investor Finance Limited and state those matters that we have agreed to state to the Board of Directors of Property Investor Finance Limited, as a body, in this report in accordance with AAF 2/10 as detailed at icaew.com/compilation. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Property Investor Finance Limited and its Board of Directors as a body, for our work or for this report.


It is your duty to ensure that Property Investor Finance Limited has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and profit of Property Investor Finance Limited. You consider that Property Investor Finance Limited is exempt from the statutory audit requirement for the year.

We have not been instructed to carry out an audit or a review of the financial statements of Property Investor Finance Limited. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the statutory financial statements.



Cole Marie Partners Limited

Chartered Accountants



Priory House
45 - 51 High Street
Reigate
Surrey
RH2 9AE

PROPERTY INVESTOR FINANCE LIMITED

PROFIT AND LOSS ACCOUNT

FOR THE YEAR ENDED 30 APRIL 2015

	Notes	2015 £	2014 £
Turnover		132,475	111,413
Administrative expenses		(89,268)	(47,190)
Operating profit	2	43,207	64,223
Other interest receivable and similar income	3	97	176
Profit on ordinary activities before taxation		43,304	64,399
Tax on profit on ordinary activities	4	(10,252)	(14,262)
Profit for the year	13	33,052	50,137

PROPERTY INVESTOR FINANCE LIMITED

BALANCE SHEET

AS AT 30 APRIL 2015

	Notes	2015 £	£	2014 £	£
Fixed assets					
Intangible assets	6		67,500		72,500
Current assets					
Stocks		37,832		13,152	
Debtors	8	-		21,482	
Cash at bank and in hand		37,210		70,544	
		<u>75,042</u>		<u>105,178</u>	
Creditors: amounts falling due within one year	9	<u>(63,092)</u>		<u>(67,099)</u>	
Net current assets			11,950		38,079
Total assets less current liabilities			<u>79,450</u>		<u>110,579</u>
Creditors: amounts falling due after more than one year	10		<u>(54,439)</u>		<u>(87,673)</u>
			<u>25,011</u>		<u>22,906</u>
Capital and reserves					
Called up share capital	12		120		120
Profit and loss account	13		24,891		22,786
Shareholders' funds			<u>25,011</u>		<u>22,906</u>

For the financial year ended 30 April 2015 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors' responsibilities:

- The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476;
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of financial statements.

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime and the Financial Reporting Standard for Smaller Entities (effective April 2008).

Approved by the Board for issue on 24.8.2015

C N Smith
Director

Company Registration No. 06417184

FOR THE YEAR ENDED 30 APRIL 2015

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PROPERTY INVESTOR FINANCE LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 APRIL 2015

4	Taxation	2015	2014
		£	£
	Domestic current year tax		
	U.K. corporation tax	10,252	14,262
	Total current tax	<u>10,252</u>	<u>14,262</u>
5	Dividends	2015	2014
		£	£
	Ordinary interim paid	<u>30,947</u>	<u>30,000</u>
6	Intangible fixed assets		
			Goodwill
			£
	Cost		
	At 1 May 2014 & at 30 April 2015		<u>100,000</u>
	Amortisation		
	At 1 May 2014		27,500
	Charge for the year		<u>5,000</u>
	At 30 April 2015		<u>32,500</u>
	Net book value		
	At 30 April 2015		<u>67,500</u>
	At 30 April 2014		<u>72,500</u>

PROPERTY INVESTOR FINANCE LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 APRIL 2015

7 Tangible fixed assets

	Plant and machinery etc
	£
Cost	
At 1 May 2014 & at 30 April 2015	12,827
Depreciation	
At 1 May 2014 & at 30 April 2015	12,827
Net book value	
At 30 April 2015	-
At 30 April 2014	-

8 Debtors

	2015 £	2014 £
Trade debtors	-	21,482

9 Creditors: amounts falling due within one year

	2015 £	2014 £
Taxation and social security	10,387	14,394
Other creditors	52,705	52,705
	63,092	67,099

10 Creditors: amounts falling due after more than one year

	2015 £	2014 £
Other creditors	54,439	87,673

PROPERTY INVESTOR FINANCE LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 APRIL 2015

11 Pension costs

Defined contribution

	2015 £	2014 £
Contributions payable by the company for the year	30,000	-

12 Share capital

	2015 £	2014 £
Allotted, called up and fully paid		
100 Ordinary shares of £1 each	100	100
10 Ordinary A shares of £1 each	10	10
10 Ordinary B shares of £1 each	10	10
	<u>120</u>	<u>120</u>

13 Statement of movements on profit and loss account

	Profit and loss account £
Balance at 1 May 2014	22,786
Profit for the year	33,052
Dividends paid	<u>(30,947)</u>
Balance at 30 April 2015	<u>24,891</u>

14 Control

There is no ultimate controlling party as the shares are held equally among the shareholders.

PROPERTY INVESTOR FINANCE LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 APRIL 2015

15 Related party relationships and transactions

Dividends to Directors

The following directors were paid dividends during the year as outlined in the table below:

	2015	2014
	£	£
R W Turnbull	30,947	30,000
	<u>30,947</u>	<u>30,000</u>

Other transactions

As at the balance sheet date the company owed £54,439 (2014: £74,562) to R W Turnbull and £nil (2014: £13,111) to C N Smith, both of whom are directors and shareholders of the company. These amounts have been included on the balance sheet within other long term creditors.