

PROPERTY SPECIFICS

**TOOTING, SW17 London**

House / Flat: Ground Floor Flat  
 Bedrooms: 1  
 Freehold / Leasehold: Leasehold

Property summary: The property is a ground floor flat of a terraced house conversion and was bought on auction. It is in close proximity to the Northern Line Underground station of Tooting Broadway, as well as a range of useful bus routes. Amenities in the area include St Georges Hospital, central shopping areas and parks. There is therefore excellent ongoing rental potential.

DEVELOPMENT SPECIFICS

Purchase price: £	<u>160,878</u>	Development cost: £	<u>32,800</u>	End value £	<u>235,000</u>
Original Size (ft <sup>2</sup> ):	<u>542</u>	Extension area (ft <sup>2</sup> ):	<u>NIL</u>	Extended Size (ft <sup>2</sup> ):	<u>542</u>
Purchase cost per (ft <sup>2</sup> ):	<u>296.8</u>			End value per (ft <sup>2</sup> ):	<u>433.6</u>

Development comments: While there were no material changes to the property structure, the dilapidated property was modernized to a very high standard. The kitchen was opened up onto the newly decked garden through 2 new double doors. The redecoration included plastering ,plumbing and rewiring throughout.

INVESTMENT OUTLAY

	£
Purchase price	160,878 in March 2009
UKPS sourcing fee	3,130
Development cost	32,800
UKPS refurbishment markup	6,560
<b>Total cost after refurbishment</b>	<b>203,368</b>

Investment comments: The property was purchased with cash and no external funding was required by the investor.

ANALYSIS OF THE ONGOING INVESTMENT OPTIONS

<b>SALE</b>	<b>Suggested sale value</b>	<b>235,000</b>
	<b>Resultant gain on sale</b>	<b>31,632</b>

**HELD FOR RENTAL**

<b>Annual rental</b>	<b>11,400</b>
Less: management fees	456
	<b>10,944</b>
ARR on investment	5.4%

Project comment: This property is currently tenanted and earning rental income. At the end of the current tenancy the property is to be sold to release the capital gain for reinvestment. If not sold it could be leveraged to increase the annual rate of return and held for long term capital gain.

Development Pictures



Before



After