

PROPERTY SPECIFICS

EARLSFIELD, SW18 London

House / Flat: Ground Floor Flat
 Bedrooms: 2
 Freehold / Leasehold: Leasehold

Property summary: The property was bought in a popular residential street in a derelict condition. It was a great purchase at £336 per square feet in an area that usually that gains well over £450. The property had convenient access to rail and bus transport into central London as well as close proximity to shops, parks and schools.

DEVELOPMENT SPECIFICS

Purchase price: £	<u>237,542</u>	Development cost: £	<u>35,930</u>	End value £	<u>320,000</u>
Original Size (ft ²):	<u>690</u>	Extension area (ft ²):	<u>NIL</u>	Extended Size (ft ²):	<u>690</u>
Purchase cost per (ft ²):	<u>344.3</u>			End value per (ft ²):	<u>463.8</u>

Development comments: The dilapidated property was modernized to a very high standard. The kitchen and dining room were adjusted to be open planned and a double door installed to open up over the private garden.

INVESTMENT OUTLAY

	£	
Purchase price	237,542	on the 20 October 2008
UKPS sourcing fee	4,640	
Development cost	35,930	
UKPS refurbishment markup	7,186	
Total cost after refurbishment	285,298	

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

ANALYSIS OF THE ONGOING INVESTMENT OPTIONS

SALE	Actual sale value	320,000	on the 15 August 2009
	Property cost	285,298	
	Sales cost	5,800	
	Profit post sale	40,502	
	ARR on investment	17.0%	

Project comment: This property was sold through a high street agent to release the capital gain generated. The property had a conservative annual rental potential of £18,000 and would have made an excellent long-term investment owing to the area it was bought in.