

# PROPERTY INVESTMENT SCHEDULE



100 Granville Place  
High Road, London  
N12 0AY

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# PROPERTY DETAILS

100 Granville Place  
High Road, London  
N12 0AY

Offers in Excess of  
**£350,000**

## \*\*\* Investment Property\*\*\*

We Sell Rented Property are delighted to bring to the market this 2-bedroom flat situated in the private residence of Granville Place in Barnet, North London.

<b>Type of Home</b>	End Terrace	<b>Bedrooms</b>	2
<b>Tenure</b>	Leasehold	<b>Bathrooms</b>	1
<b>Tenant</b>	In Place	<b>Reception</b>	1
<b>Current Rent</b>	£1,800		
<b>Potential Rent</b>	£2,200		
<b>Yield</b>	See Pages 7-8		



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# PROPERTY IMAGES



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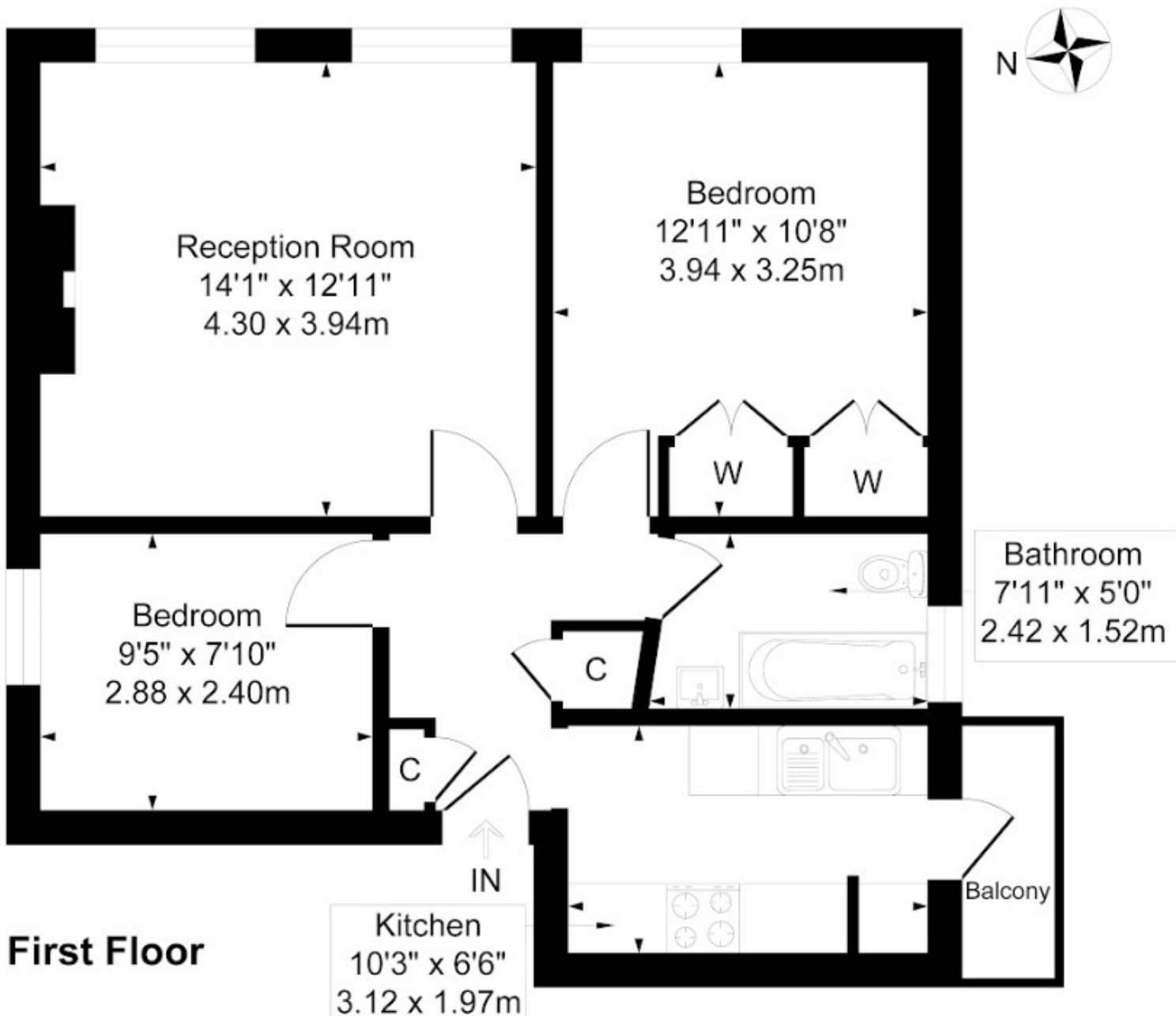
# PROPERTY IMAGES



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# PROPERTY FLOOR PLAN

Approximate Gross Internal Floor Area = 53.8 sq m / 580 sq ft



# INVESTMENT SUMMARY

The next 4 pages are a projection of the potential return on your investment

We have looked at the potential returns in 4 different scenarios.  
First at the current rent. Secondly at the potential rent.

For each of those 2 rental figures, we then looked at the return if:

1. You purchased with cash outright.
2. You put down a 25% deposit & borrowed 75% (75% LTV)

We also looked at the historic increase in value of property in the area.  
We then used the historic performance to show the potential future increase over the next 5 years.

**Page 7** – Current annual rent returns for a cash purchase & for 75% LTV purchase.

**Page 8** - Potential annual rent returns for a cash purchase & for 75% LTV purchase.

**Page 9** – Historic increase in value & potential future increase in value. Within the area.

**Page 10** – The Combined potential rental income & potential increase in value: to give a Total Potential Return - over 5 years



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# RETURN AT CURRENT RENT

## £1800 PCM

Cash Purchase Investment / Current Return = 5.6% Yield

Investment		Income	
<b>House Purchase Price</b>	<b>£350,000</b>	<b>Annual Income</b>	<b>£21,600</b>
SDLT	£16,300	Less Mortgage %	£0
Legal Fees	£1,000	Factors Fees	£1,200
<b>Total Investment</b>	<b>£367,300</b>	<b>Net Annual Income</b>	<b>£20,400</b>

BTL Mortgage Investment / Current Return = 6.9% Yield

Investment		Income	
<b>25% of Purchase Price</b>	<b>£87,500</b>	<b>Annual Income</b>	<b>£21,600</b>
SDLT	£16,300	Less Mortgage Int	£13,125
Legal Fees	£1,000	Factors Fees	£1,200
<b>Total Investment</b>	<b>£104,800</b>	<b>Net Annual Income</b>	<b>£7,275</b>

\* Assumed 25% deposit & BTL interest rate of 5%



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# RETURN AT POTENTIAL RENT £2200 PCM

Cash Purchase Investment / Potential Return = 6.9% Yield

Investment		Income	
<b>House Purchase Price</b>	<b>£350,000</b>	<b>Annual Income</b>	<b>£26,400</b>
SDLT	£16,300	Less Mortgage Int	£0
Legal Fees	£1,000	Factors Fees	£1,200
<b>Total Investment</b>	<b>£367,300</b>	<b>Net Annual Income</b>	<b>£25,200</b>

BTL Mortgage Investment / Potential Return = 11.5% Yield

Investment		Income	
<b>25% of Purchase Price</b>	<b>£87,500</b>	<b>Potential Annual Income</b>	<b>£26,400</b>
SDLT	£16,300	Less Mortgage Int	£13,125
Legal Fees	£1,000	Factors Fees	£1,200
<b>Total Investment</b>	<b>£104,800</b>	<b>Net Annual Income</b>	<b>£12,075</b>

\* Assumed 25% deposit & BTL interest rate of 5%

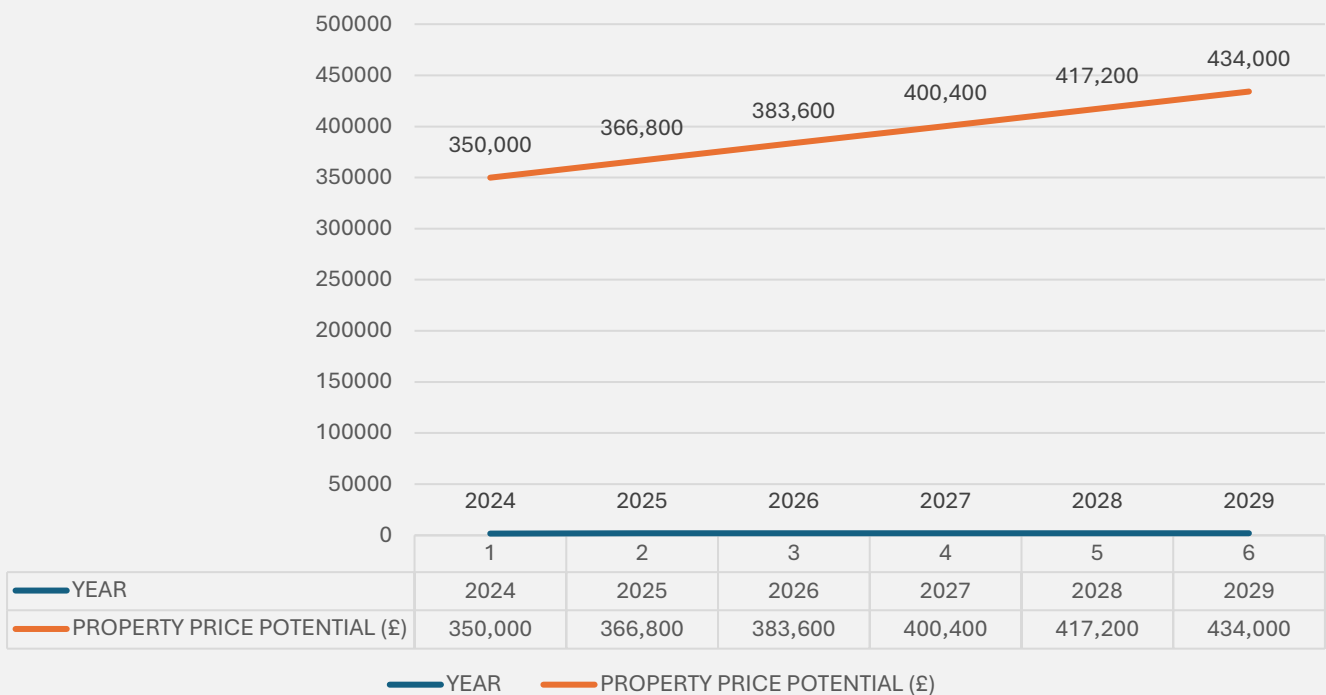


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# PROJECTED FUTURE VALUE

UK house prices have increased by 24% in the last 5 years

Potential Future Value - 5 years



Based on last 5 years performance



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# TOTAL POTENTIAL RETURN OVER 5 YEARS

**BASED ON CURRENT RENT**

## 5 Year Total Potential Return

Cash Purchase Investment / Potential Total Return 51%

<b>Cash Investment</b>	<b>£367,300</b>
5 Year Income	£102,000
Potential Increase in Value	£84,000
<b>Total Potential Return</b>	<b>£186,000</b>

BTL Mortgage Investment / Potential Total Return 115%

<b>Cash Investment</b>	<b>£104,800</b>
5 Year Net Income	£36,375
Potential Increase in Value	£84,000
<b>Total Potential Return</b>	<b>£120,375</b>



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# TOTAL POTENTIAL RETURN OVER 5 YEARS

**BASED ON POTENTIAL RENT**

## 5 Year Total Potential Return

Cash Purchase Investment / Potential Total Return 57%

<b>Cash Investment</b>	<b>£367,300</b>
5 Year Income	£126,000
Potential Increase in Value	£84,000
<b>Total Potential Return</b>	<b>£210,000</b>

BTL Mortgage Investment / Potential Total Return 138%

<b>Cash Investment</b>	<b>£104,800</b>
5 Year Net Income	£60,375
Potential Increase in Value	£84,000
<b>Total Potential Return</b>	<b>£144,375</b>



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# TENANT INFORMATION



Tenancy Agreement in Place



No missed / late rent payments in last 12 months



Tenant expected to stay long term



Property fully compliant (EICR / Gas Safety etc)



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# LOCAL SALES ACTIVITY

## Comparable sale properties



**A**

**£320,000**

High Road, North Finchley N12

Distance: 0.01 miles

 2  Flat / Leasehold

Cash buyers only due to length of lease! Situated within a short distance from North Finchley's High Road, this modern two double bedroom ground floor flat offers convenient access to local shops ...

Sale date: Jun 1999

Price: £74,700



**B**

**£350,000**

Granville Place, North Finchley, London N12

Distance: 0.02 miles

 2  Flat / Share of freehold

This smart 2 bedroom flat is arranged on the first floor and boasts a spacious and bright reception room, 2 well-proportioned bedrooms and a separate well-equipped kitchen. The property is moments ...



**C**

**£427,000**

64 Granville Place, High Road, London N12 0AX

Distance: 0.06 miles

 3  Flat / Share of freehold Sale date: Jun 2022

Sale date: Jun 2022 Jan 2018

Price: £427,000 £325,000



**D**

**£315,000**

68 Granville Place, High Road, London N12 0AX

Distance: 0.06 miles

 2 Sale date: Jun 2021

Sale date: Jun 2021

Price: £315,000



**E**

**£270,000**

30a Granville Place, High Road, London N12 0AU

Distance: 0.13 miles

 1  Flat Sale date: Oct 2021

Sale date: Oct 2021 Mar 2017 Jan 1998

Price: £270,000 £280,000 £47,000



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# LOCAL LETTINGS ACTIVITY

## Comparable rental properties



**F** **£1,750 pcm (£404 pw)**  
Granville Place, High Road, North Finchley, London N12

2 Flat

Beautiful 2 bedroom flat on the ground floor in a purpose built block set back from the High Road. Right next to Finchley Memorial Hospital, directly opposite North Finchley Leisure Park, within ...



**G** **£1,650 pcm (£381 pw)**  
Granville Place, High Road, North Finchley, London N12

2 Flat

Beautiful 2 bedroom flat on the ground floor in a purpose built block set back from the High Road. Right next to Finchley Memorial Hospital, directly opposite North Finchley Leisure Park, within ...



**H** **£1,800 pcm (£415 pw)**  
Granville Place, High Road, North Finchley, London N12

2 Flat

Beautiful 2 bedroom flat on the ground floor in a purpose built block set back from the High Road. Right next to Finchley Memorial Hospital, directly opposite North Finchley Leisure Park, within ...



**I** **£1,495 pcm (£345 pw)**  
Granville Place, High Road, London N12

4 Flat

A magnificent 4 bedroom Apartment in a wonderful location, situated in London N12, offering amazing comfortable living and convenience with simplicity. The Apartment is presented in outstanding ...



**J** **£1,600 pcm (£369 pw)**  
Granville Place, High Road, London N12


4 Flat


A magnificent 4 bedroom Apartment in a wonderful location, situated in London N12, offering amazing comfortable living and convenience with simplicity. The Apartment is presented in outstanding ...



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# Contact Information

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