

RENT TO RENT ANALYSIS REPORT

📍 R2R deal, HARROW 🚗 2 🏠 £ 2000

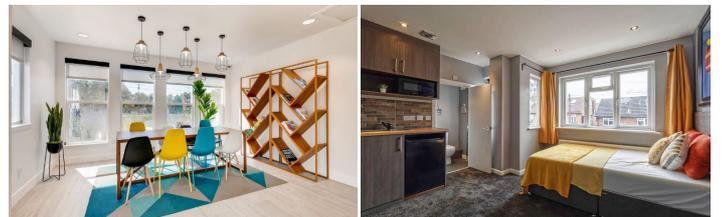


EMPOWERING YOU TO MAKE SMART PROPERTY DECISIONS FASTER

PROPERTY DEALS INSIGHTS WILL SAVE YOU TIME AND MONEY BY GIVING YOU ACCESS
TO HOT DEALS AND IN-DEPTH INFORMATION IN JUST A FEW CLICKS.

SEE HOW THE NUMBERS STACK UP!

Property Details



Marketed by

NEW AGE
SOURCING

2 BED R2R DEAL IN HARROW HA2 | Rent to Landlord - 2000

Modern Development - First Floor Flat - Two Bedrooms - Modern Fitted Kitchen with Open Plan Living - Family Bathroom - Gas Central Heating - Gated Parking - Great Location - Few Minutes Walk to Northwick Park & Kenton Tube Stations - Very Close to Northwick Park Hospital & Sainsburys Supermarket - Mid Jan 2021

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 **Town :** HARROW

 **Property Type :** Semi-Detached

 **No of rooms :** 2

 **Agent Name :** PDI Agent

 **Agent Number :** 794949166

new AGE
SOURCING

PROPERTY DEALS
INSIGHT

RENT 2 RENT ANALYSIS - AT 80 % OCCUPANCY

£
DAILY RATE
£ 250

£
ANNUAL TURNOVER
£ 73000

£
ANNUAL COSTS
£ 38996

£
ANNUAL RETURNS
£ 34004

£
MONTHS RETURNS
£ 2834

£
GROSS MONTHLY PROFIT
47 %

ONE OFF INVESTMENT

£ 7897

Finders fee	£ 3997
Security Deposit	£ 1750
Furniture	£ 1500
Accessories	£ 300
Electricals	£ 250
Photograph & Other Items	£ 100
Net Investment	£ 6147

MONTHLY EXPENSES

£ 3250

Bookings Fees	£ 913
Cleaning & Laundry	£ 0
Insurance	£ 10
Utilities	£ 185
Council Tax	£ 57
Rent to Landlord	£ 2000
Card Processing	£ 85
Management Costs	£ 0

RENT 2 RENT ANALYSIS – AT 80 % OCCUPANCY

2

NUMBERS OF MONTHS TO PAYBACK INVESTMENT

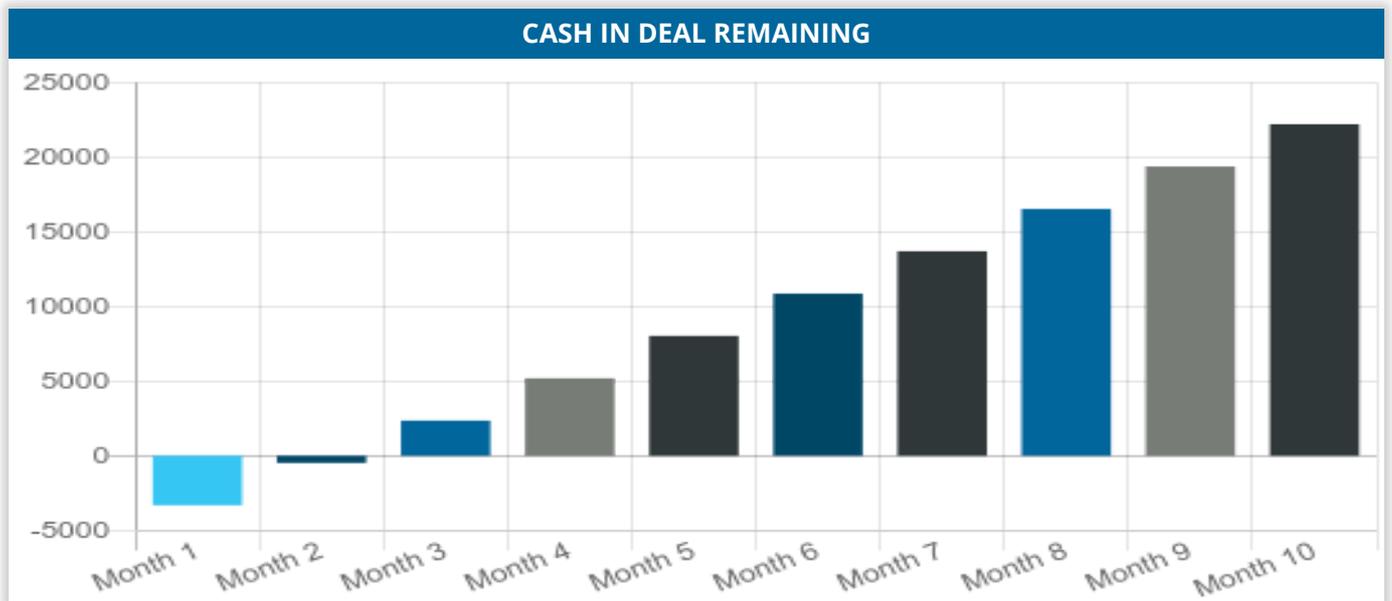
-53.9 %

RETURN ON INVESTMENT % 1ST YEAR

1,559.54 %

RETURN ON INVESTMENT % OVER 3 YEARS

MONTHLY	MONTHLY PROFITS (£)
Month 1	£ -3313
Month 2	£ -480
Month 3	£ 2354
Month 4	£ 5188
Month 5	£ 8021
Month 6	£ 10855
Month 7	£ 13689
Month 8	£ 16522
Month 9	£ 19356
Month 10	£ 22190



Local Area Analysis

AVERAGE ASKING RENT BY PROPERTY TYPE

Area	Average Price	Type of Property
Harrow	£ 1,225	Flat
Harrow	£ 1,711	Terraced house
Harrow	£ 1,372	Apartment
Harrow	£ 885	Studio
Harrow	£ 1,294	Maisonette

Items per page: 1 - 5 of 16 < >

AVERAGE ASKING PRICES BY PROPERTY TYPE

Area	Average Price	Type of Property
Harrow	£ 408,278	Apartment
Harrow	£ 334,819	Flat
Harrow	£ 568,331	Terraced house
Harrow	£ 661,149	Semi-detached house
Harrow	£ 346,171	Maisonette

Items per page: 1 - 5 of 17 < >

AVERAGE ASKING PRICES BY NO. OF BEDS

Area	One Beds	Two Beds	Three Beds	Four Beds	Five Beds
Harrow	£ 308,107	£ 361,808	£ 604,035	£ 724,250	£ 832,408

AVERAGE MONTHLY RENT BY NO. OF BEDS

Area	One Beds	Two Beds	Three Beds	Four Beds	Five Beds
Harrow	£ 1,072	£ 1,358	£ 1,723	£ 1,941	£ 2,125

AVERAGE YIELD FOR BTL

Area	One Beds	Two Beds	Three Beds	Four Beds	Five Beds
Harrow	4.2 %	4.5 %	3.4 %	3.2 %	3.1 %

