

RENT TO RENT ANALYSIS REPORT

📍 R2R deal, HARROW 🚗 4 🏠 £ 1650



EMPOWERING YOU TO MAKE SMART
PROPERTY DECISIONS FASTER

SEE HOW THE NUMBERS STACK UP!



Property Details



Marketed by


4 BED R2R DEAL IN HARROW HA5 | Rent to Landlord - £ 1650

4 Bed R2HMO in Pinner, Harrow - HUGE return on investment - Sourcing fee: £2000.00 - Great condition, Newly Refurbished - Not currently on the market yet! - 4 Large Double Bedrooms (with 1 En-suite) - 2 Bathrooms total - Potential tenants are working professionals & students in the area - Close to local amenities such as several shops and public services - 30 mins to Kings Cross St Pancras Fantastic deal especially if you are looking to start your R2R portfolio! message me for the brochure and video of the property. This deal will be sold on a 1st come, 1st served basis we advise you to get in touch ASAP to avoid disappointment.

Town : HARROW **Property Type :** Terraced **No of rooms :** 4
 Agent Name : Aashiyana Properties Ltd **Agent Number :** +442033898222




RENT 2 RENT HMO ANALYSIS - AT 95 % OCCUPANCY


MONTHLY RATE
£ 3050


ANNUAL TURNOVER
£ 34770


ANNUAL COSTS
£ 29636


ANNUAL RETURNS
£ 5135


MONTHLY RETURNS
£ 428


GROSS MONTHLY PROFIT
15 %

ONE OFF INVESTMENT

£ 6100

Finders fee	£ 2500
Security Deposit	£ 3400
Cost of refurb/Furniture	£ 0
Accessories	£ 100
Electricals	£ 100
License Fee	£ 0
Net Investment	£ 2700

MONTHLY EXPENSES

£ 2470

Bookings Fees	£ 0
Cleaning & Laundry	£ 100
Insurance	£ 0
Utilities	£ 185
Council Tax	£ 100
Rent to Landlord	£ 1650
Maintenance Costs	% 5
Property Management	% 10

RENT 2 RENT ANALYSIS - AT 95 % OCCUPANCY

6

TIME TO GET INITIAL INVESTMENT BACK

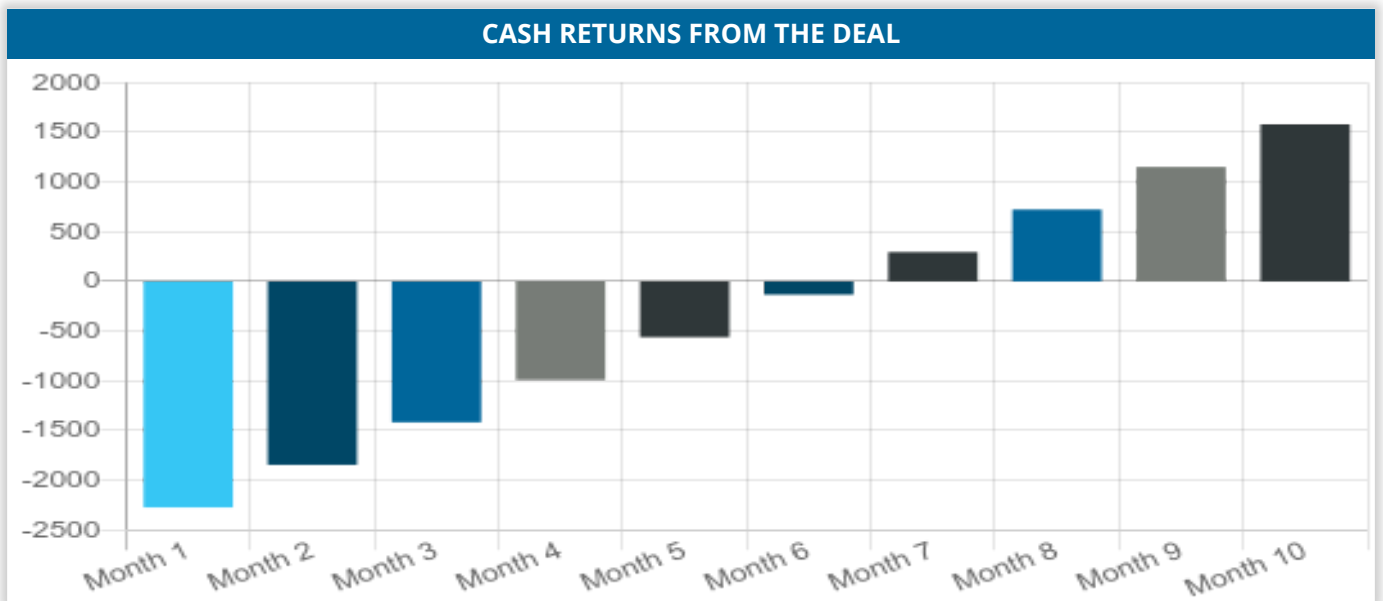
90.17 %

RETURN ON INVESTMENT 1ST YEAR

470.5 %

RETURN ON INVESTMENT OVER 3 YEARS

MONTHLY	MONTHLY PROFITS (£)
Month 1	£ -2272
Month 2	£ -1844
Month 3	£ -1416
Month 4	£ -988
Month 5	£ -561
Month 6	£ -133
Month 7	£ 295
Month 8	£ 723
Month 9	£ 1151
Month 10	£ 1579



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
Harrow	£ 668	House share
Harrow	£ 1,850	Semi-detached house
Harrow	£ 962	Property
Harrow	£ 2,010	House
Harrow	£ 1,750	Semi-detached bungalow

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
Harrow	£ 542,129	End of terrace house
Harrow	£ 367,890	Retirement property
Harrow	£ 275,000	Semi-detached bungalow
Harrow	£ 1,034,366	Detached house
Harrow	£ 233,000	Studio

AVERAGE ASKING PRICES BY NO. OF BEDS

Area	1 Bed	2 Beds	3 Beds	4 Beds	5 Beds
Harrow	£ 308.1K	£ 361.8K	£ 604K	£ 724.3K	£ 832.4K

AVERAGE MONTHLY RENT BY NO. OF BEDS

Area	1 Bed	2 Beds	3 Beds	4 Beds	5 Beds
Harrow	£ 1.1K	£ 1.4K	£ 1.7K	£ 1.9K	£ 2.1K

AVERAGE BUY2LET YIELDS

Area	1 Bed	2 Beds	3 Beds	4 Beds	5 Beds
Harrow	4.2 %	4.5 %	3.4 %	3.2 %	3.1 %

