

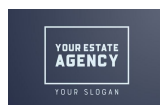
PROPERTY VALUATION REPORT

📍 78, Durley Avenue £ 582,525

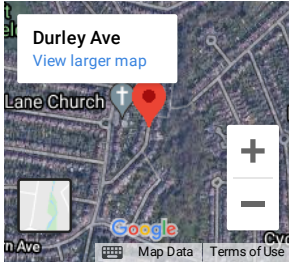


**EMPOWERING YOU TO MAKE SMART
PROPERTY DECISIONS FASTER**

SEE HOW THE NUMBERS STACK UP!



78, Durley Avenue



4 1 582525 ★★★★★

- All the data you'll find below has been gathered from thousands of reliable data points to give you a bespoke Automated Valuation of the property.
- You can rely on the accuracy of the information to give you robust data to help you to make buying decisions.
- As a property investor you'll get comprehensive data on expected yield, cashflow calculations and return on investment.

PROPERTY VALUATION

582525

PROPERTY VALUATION

553398 - 611651

Low - High



AVG £SQM PRICE
£ 5655.59



VALUATION CONFIDENCE
High



SOLD PRICE
£ 472000
Sold Date: 2018-12-14

2086 PCM

RENTAL VALUATION

1981 - 2190

Low - High



RENTAL YIELD
4%



SIMILAR PROPERTIES
ASSESSED
121



PRICE CHANGE
£ 110525

YOUR INPUTS

Postcode	HA5 1JH
Address	78, Durley Avenue
Bedroom	4
Property Type	Terraced
Construction Date	Between 1914 - 2000
Receptions	2
Bathroom	1
Current Condition	Excellent
Internal Area	100
Units	Sqm
Garage	2
Parking	1
Garden	Average

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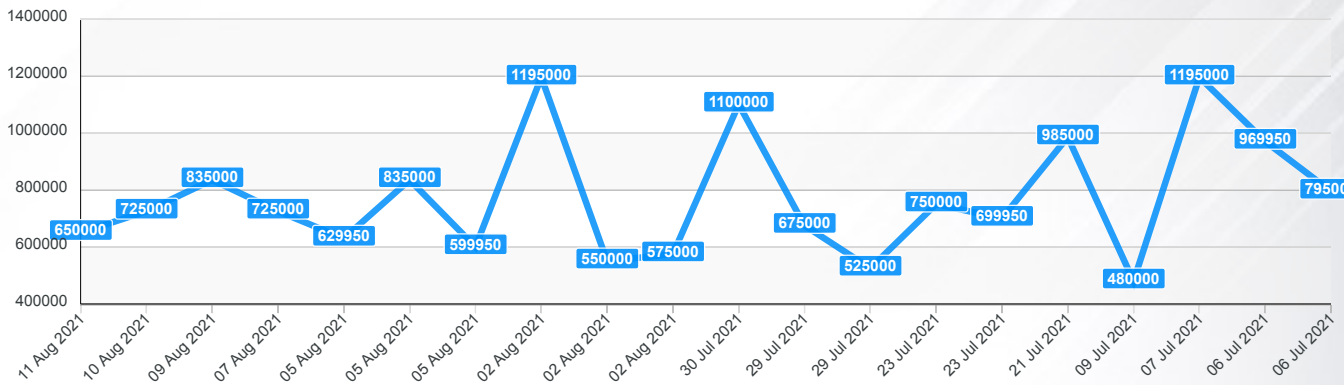
YOUR SLOGAN

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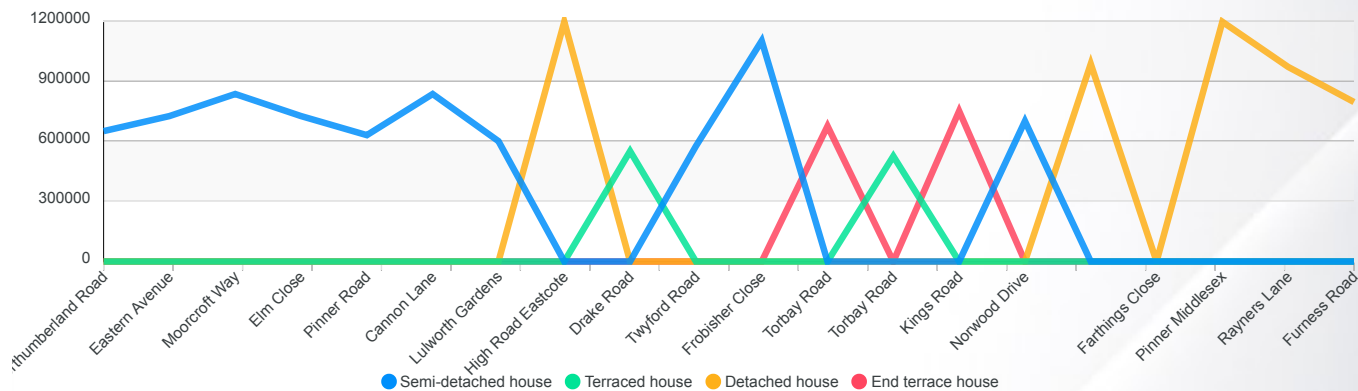
POWERED BY
PROPERTY INSIGHT DEALS

COMPARABLES FOR SALE LOCALLY

Similar properties asking price trends



Asking price by property types



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COMPARABLES FOR SALE LOCALLY

Image	Property Type	Bedrooms	Bathrooms	Listed On	Agent	Asking Price	Property Detail
	Semi-detached house	3	1	11 Aug 2021		650000	Property Link
	Semi-detached house	3	2	10 Aug 2021		725000	Property Link
	Semi-detached house	4	2	09 Aug 2021		835000	Property Link
	Semi-detached house	3	1	07 Aug 2021		725000	Property Link
	Semi-detached house	3	2	05 Aug 2021		629950	Property Link
	Semi-detached house	4	3	05 Aug 2021		835000	Property Link
	Semi-detached house	3	2	05 Aug 2021		599950	Property Link
	Detached house	4	1	02 Aug 2021		1195000	Property Link
	Terraced house	3	1	02 Aug 2021		550000	Property Link
	Semi-detached house	3	1	02 Aug 2021		575000	Property Link
	Semi-detached house	5	4	30 Jul 2021		1100000	Property Link
	End terrace house	4	1	29 Jul 2021		675000	Property Link
	Terraced house	3	1	29 Jul 2021		525000	Property Link
	End terrace house	5	3	23 Jul 2021		750000	Property Link
	Semi-detached house	3	1	23 Jul 2021		699950	Property Link
	Detached house	5	2	21 Jul 2021		985000	Property Link
		3	1	09 Jul 2021		480000	Property Link
	Detached house	3	1	07 Jul 2021		1195000	Property Link
	Detached house	4	1	06 Jul 2021		969950	Property Link
	Detached house	4	2	06 Jul 2021		795000	Property Link

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CASH FLOW

ONE OFF COSTS

£ 165857

Down Payment	% 25
Renovation Cost (Sample)	
Mortgage Fees	
Legal Pack	
Stamp Duty:	Standard High Rate

£ 145631

£ 2000

£ 600

£ 1000

£ 16626

NET MONTHLY IN/OUT

£ 1338

Mortgage Type:	Interest Only Repayment
Interest Rate	% 2.0
Rental Payments	£ 2086
Mortgage Payment	£ 728
Cleaning Cost	£ 20

ANNUAL COSTS

£ 5088

Maintenance Costs	£ 600
Property Management	% 6
Insurance	£ 300
Void Period	£ 1043
Misc Expenses	£ 600.0

Gross Rental Yield

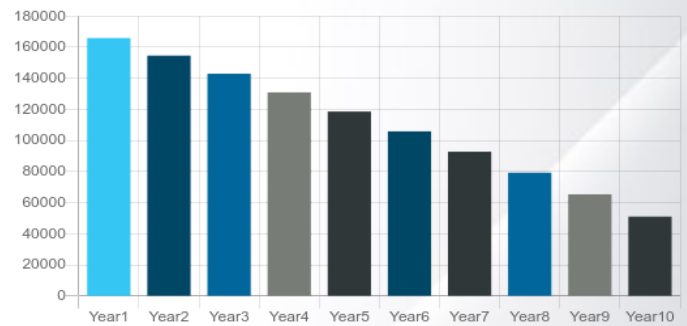
4.30 %

Annual Cash Flow

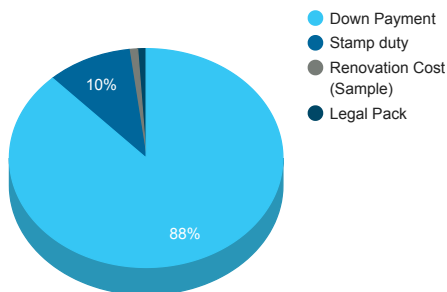
£ 10968

YEAR	CASHFLOW (£)	CASH IN DEAL (£)
Year1	10968	£ 165857
Year2	11297	£ 154560
Year3	11636	£ 142924
Year4	11985	£ 130939
Year5	12345	£ 118594
Year6	12715	£ 105879
Year7	13096	£ 92783
Year8	13489	£ 79294
Year9	13894	£ 65400
Year10	14311	£ 51089

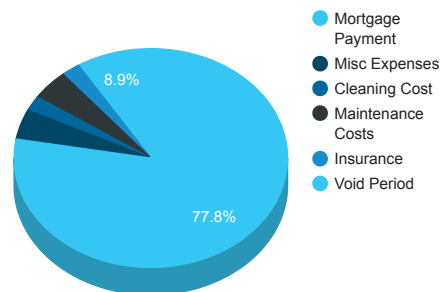
CASH IN DEAL REMAINING



PURCHASE COSTS



COSTS BREAKDOWN



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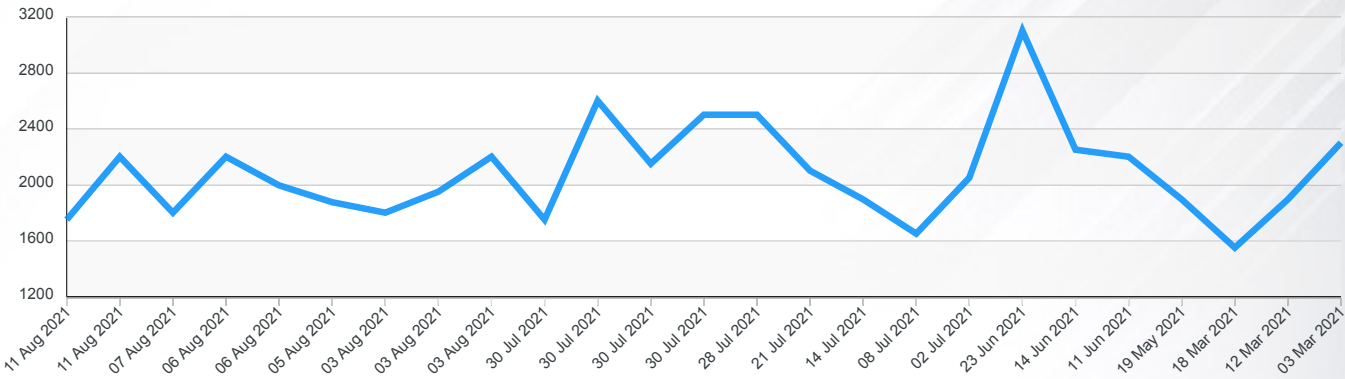
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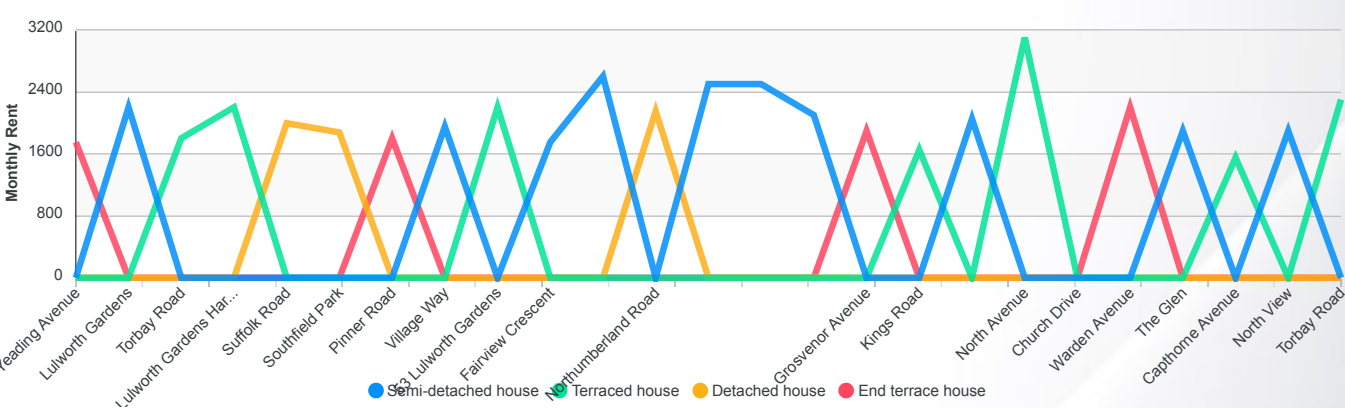
POWERED BY
PROPERTY
INSIGHT
DEALS

COMPARABLES FOR LET LOCALLY

Asking rent price trends



Rental trends by property types



COMPARABLES FOR LET LOCALLY

Image	Address	Property Type	Bedrooms	Bathrooms	Listed On	Agent	Rent Per Month	Property Detail
	Yeading Avenue	End terrace house	3	2	11 Aug 2021		1750	Property Link
	Lulworth Gardens	Semi-detached house	5	2	11 Aug 2021		2200	Property Link
	Torbay Road	Terraced house	3	1	07 Aug 2021		1800	Property Link
	Lulworth Gardens Harrow	Terraced house	5	0	06 Aug 2021		2200	Property Link
	Suffolk Road	Detached house	3	1	06 Aug 2021		1995	Property Link
	Southfield Park	Detached house	3	1	05 Aug 2021		1875	Property Link
	Pinner Road	End terrace house	3	3	03 Aug 2021		1800	Property Link
	Village Way	Semi-detached house	3	1	03 Aug 2021		1950	Property Link
	53 Lulworth Gardens	Terraced house	5	2	03 Aug 2021		2200	Property Link
	Fairview Crescent	Semi-detached house	3	1	30 Jul 2021		1750	Property Link
		Semi-detached house	4	2	30 Jul 2021		2600	Property Link
	Northumberland Road	Detached house	3	3	30 Jul 2021		2150	Property Link
		Semi-detached house	5	2	30 Jul 2021		2500	Property Link
		Semi-detached house	5	2	28 Jul 2021		2500	Property Link
		Semi-detached house	3	2	21 Jul 2021		2100	Property Link
	Grosvenor Avenue	End terrace house	4	2	14 Jul 2021		1895	Property Link
	Kings Road	Terraced house	3	1	08 Jul 2021		1650	Property Link
		Semi-detached house	4	2	02 Jul 2021		2050	Property Link
	North Avenue	Terraced house	5	4	23 Jun 2021		3100	Property Link
	Church Drive		3	1	14 Jun 2021		2250	Property Link

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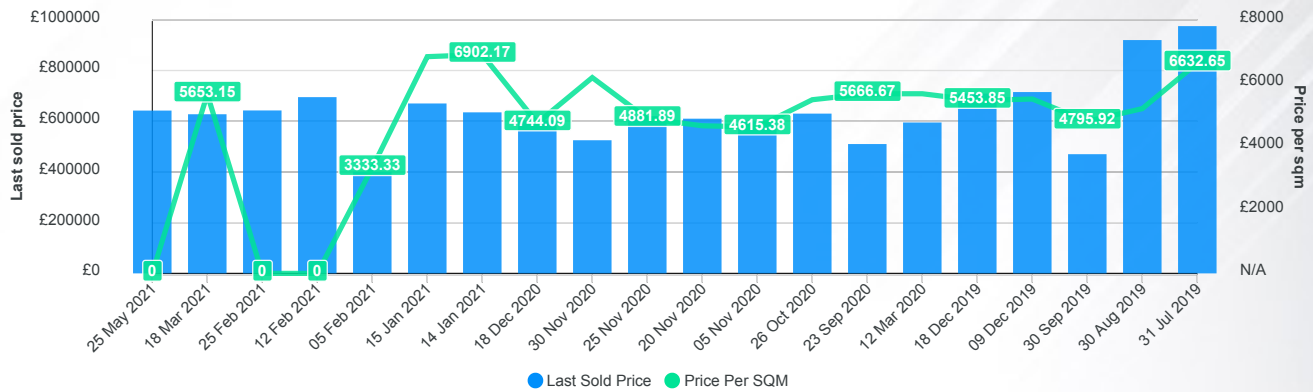
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RECENTLY SOLD PROPERTIES NEARBY

Local sold and avg persqmq price



Keyword Search



Postcode	Property Type	Bedrooms	Last Sold Price	Last Sold Date	Total Area Sqm	Price £ Sqm
HA5 1JD			642000	25 May 2021		
HA5 1JP	House Semi-Detached	5	627500	18 Mar 2021	111	5653.15
HA5 1JT			642500	25 Feb 2021		
HA5 1JU			695000	12 Feb 2021		
HA5 1JJ	House End-Terrace	5	400000	05 Feb 2021	120	3333.33
HA5 1JU	House Semi-Detached	5	670000	15 Jan 2021	98	6836.73
HA5 1JQ	House Semi-Detached	5	635000	14 Jan 2021	92	6902.17
HA5 1JD	House Semi-Detached	5	602500	18 Dec 2020	127	4744.09
HA5 1JH	House End-Terrace	5	525000	30 Nov 2020	85	6176.47
HA5 1JP	House Mid-Terrace	7	620000	25 Nov 2020	127	4881.89
HA5 1JP	House End-Terrace	6	610000	20 Nov 2020	131	4656.49
HA5 1JP	House Mid-Terrace	6	600000	05 Nov 2020	130	4615.38
HA5 1JY	House Semi-Detached	6	630000	26 Oct 2020	115	5478.26
HA5 1JD	House Semi-Detached	5	510000	23 Sep 2020	90	5666.67
HA5 1JH	House Semi-Detached	5	595000	12 Mar 2020	105	5666.67
HA5 1JY	House Semi-Detached	7	709000	18 Dec 2019	130	5453.85
HA5 1JU	House Semi-Detached	7	715000	09 Dec 2019	130	5500.00
HA5 1JJ	House Mid-Terrace	5	470000	30 Sep 2019	98	4795.92
HA5 1JS	House Detached	7	920000	30 Aug 2019	177	5197.74
HA5 1JS	House Detached	7	975000	31 Jul 2019	147	6632.65

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FLIP ANALYSIS

ACQUISITION COST

Down Payment	£ 145631
Legal Fees	£ 1000
Stamp Duty	£ 4126
Total Acquisition Costs	£ 150757

FINANCE/MORTGAGE COSTS

Loan Amount	£ 436893
Interest Rate per annum (%)	6
Loan term (months)	12
Total Finance Costs	£ 26713

PROJECT COSTS

Renovation / Repairs	£ 17475
Other Costs	£ 0
Total Project Costs	£ 17475

SALE/CLOSING COSTS

Post Refurb Valuation	£ 699030
Agent Comission	£ 5825
Miscellaneous	£ 0
Early Repayment Charges	£ 0
Sales Proceeds	£ 693205

CASH INVESTED
£ 194945

GAIN OR LOSS
+ £ 61367

POST REFURB VALUATION
£ 699030

INVESTMENT PERIOD
12 MONTHS

FINANCE COST
6%

RETURN ON INVESTMENT
42.14%

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