

	TENANCY CONTRACT DETAILS							
	PROPERTY TYPE	TENANCY START DATE	CONTRACT LENGTH	TENANCY END DATE	NOTICE PERIOD	CONTRACT TYPE	TENURE TYPE	
Property A	3 BED TERRACED	26/04/21	5 years	25/04/26	8 weeks	Assured Shorthold Tenancy	SOCIAL	
Property B	2 BED TERRACED	03/05/21	5 years	02/05/26	8 weeks	Assured Shorthold Tenancy	SOCIAL	
Property C	3 BED TERRACED	26/04/21	5 years	25/04/26	8 weeks	Assured Shorthold Tenancy	AFFORDABLE	
Property D	2 BED TERRACED	18/12/20	5 years	17/12/25	8 weeks	Assured Shorthold Tenancy	MARKET	
Property E	3 BED END TERRACED	17/04/21	5 years	16/04/26	8 weeks	Assured Shorthold Tenancy	MARKET	

All properties were purchased during October 2020

	FINANCIALS							
	23-24 ANNUAL RENT	RATE INCREASE PA	CURRENT ARREARS	ARREARS TYPE	ARREARS REPAYMENT PLAN	ARREARS / RENTAL INCOME	ARREARS DAYS EQUIVALENT	
Property A	£7,389	2.0%	£0	N/A	N/A	0.0%	0	
Property B	£6,709	2.0%	£0	N/A	N/A	0.0%	0	
Property C	£12,485	2.0%	£802	HISTORIC	IN PLACE	6.4%	23	
Property D	£14,956	2.0%	£0	N/A	N/A	0.0%	0	
Property E	£16,230	2.0%	£1,071	HISTORIC	IN PLACE	6.6%	24	
#####			AVR 2%0	£1,872		AVR 2.6%	AVR 10 DAYS	

Note - Rent levels were set in 2020 as part of a market review undertaken by GH Surveyors. Rents have been subject to an annual inflationary increase as set out in the tenancy agreements.
Current Market rents are in the region of £1,300 - £1,800 per calendar month for 2 and 3 bedroom properties

	INVESTMENT PROPERTY REVALUATIONS							
	PURCHASE PRICE	VALUATION MAR 2021*	PRIOR YEAR VAL % CHANGE	VALUATION MAR 2022*	PRIOR YEAR VAL % CHANGE	VALUATION MAR 2023*	PRIOR YEAR VAL % CHANGE	
Property A	£272,500	£275,000	0.9%	£295,000	7.3%	£295,400	0.1%	
Property B	£255,000	£260,000	2.0%	£272,500	4.8%	£294,800	8.2%	
Property C	£275,000	£274,625	-0.1%	£300,000	9.2%	£300,200	0.1%	
Property D	£277,500	£283,000	2.0%	£302,200	6.8%	£312,400	3.4%	
Property E	£287,500	£289,000	0.5%	£293,800	1.7%	£303,800	3.4%	
£1,367,500		£1,381,625	1.0%	£1,463,500	5.9%	£1,506,600	2.9%	
#####			1.0%	£96,000	7.0%	£139,100	10.2%	

Note - All Valuation information provided by Wilks Head & Eve LLP, independent Rating and Asset Consultancy.

	INVESTMENT PROPERTY REVALUATIONS							
	PURCHASE PRICE	VALUATION MAR 2023*	EUV INCREASE IN VALUE	ESTIMATED MARKET VALUE	OMV INCREASE IN VLAUE	EUV Stamp Duty	OMV Stamp Duty	
Property A	£272,500	£295,400	£22,900	£328,200	£55,700	£11,132	£13,756	
Property B	£255,000	£294,800	£39,800	£327,600	£72,600	£11,084	£13,708	
Property C	£275,000	£300,200	£25,200	£333,600	£58,600	£11,516	£14,188	
Property D	£277,500	£312,400	£34,900	£347,100	£69,600	£12,492	£15,268	
Property E	£287,500	£303,800	£16,300	£337,600	£50,100	£11,804	£14,508	
£1,367,500		£1,506,600	£139,100	£1,674,100	£306,600	£58,028	£71,428	

CAPITAL GAINS TAX @25%

£34,775

£76,650

£46,224

* Valuations are all at Existing Use Valuation (EUV) method unless stated differently

3%

£250,000

8%

above £250,000

	INVESTMENT PROPERTY FINANCING - OPTION 1							
	PURCHASE PRICE	INITIAL LOAN	LTV %	VALUATION MAR 2023	STAMP DUTY & FEES	RTB CONTRIBUTION (OPT 1)	FINANCING REQUIRED (OPT 1)	
Property A	£272,500	£208,000	76%	£295,400	£11,632	£153,516	£153,516	
Property B	£255,000	£186,000	73%	£294,800	£11,584	£153,192	£153,192	
Property C	£275,000	£200,000	73%	£300,200	£12,016	£156,108	£156,108	
Property D	£277,500	£203,000	73%	£312,400	£12,992	HTS to sell privately	HTS to sell privately	
Property E	£287,500	£214,000	74%	£303,800	£12,304	HTS to sell privately	HTS to sell privately	
£1,367,500		£1,011,000	74%	£1,506,600	£60,528	£462,816	£462,816	
				£890,400	£35,232	£925,632	£925,632	