

**SOUTH WEST LONDON
RESIDENTIAL INVESTMENT PORTFOLIO**

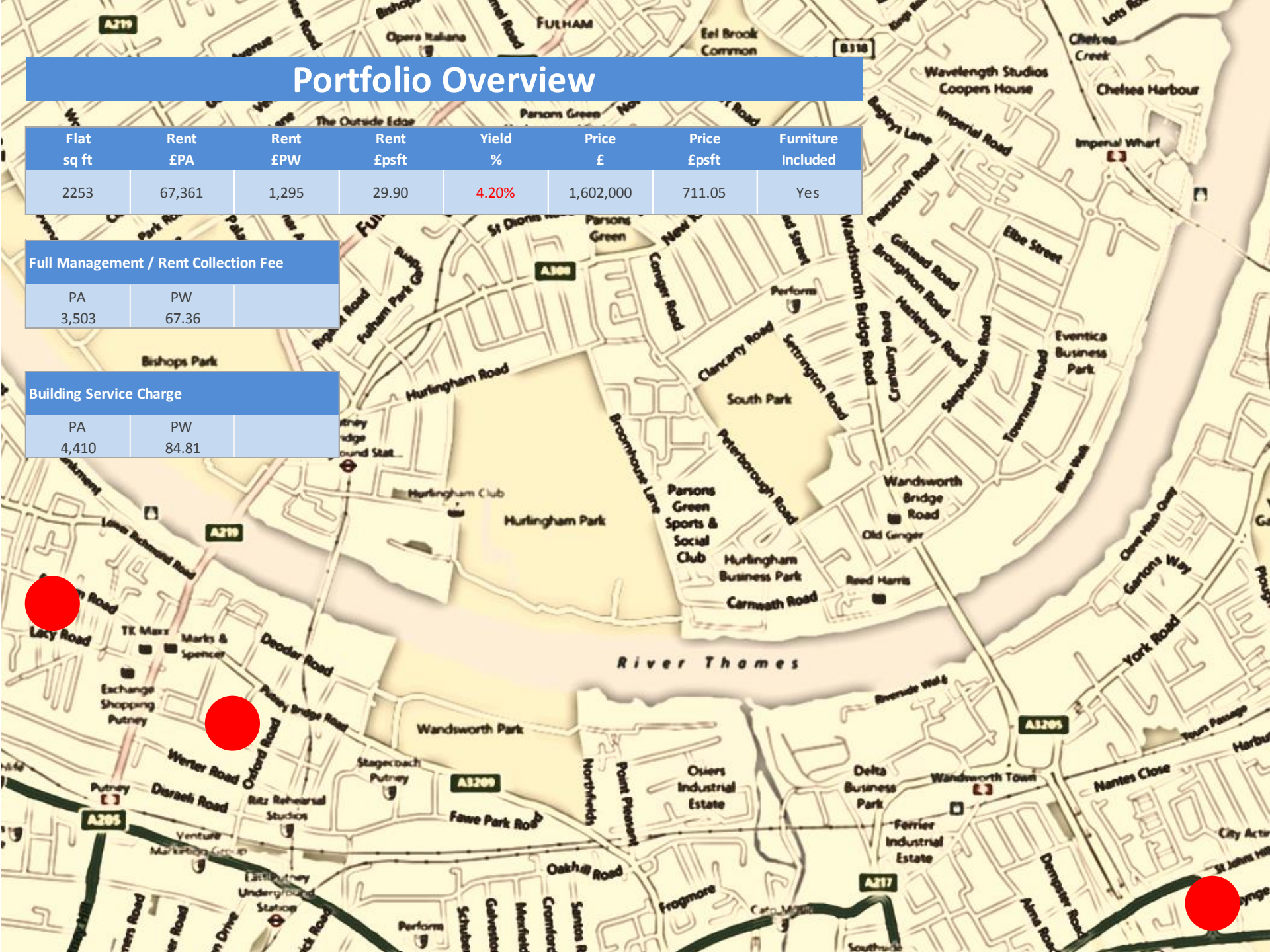


Portfolio Overview

Flat sq ft	Rent £PA	Rent £PW	Rent £psft	Yield %	Price £	Price £psft	Furniture Included
2253	67,361	1,295	29.90	4.20%	1,602,000	711.05	Yes

Full Management / Rent Collection Fee	
PA	PW
3,503	67.36

Building Service Charge	
PA	PW
4,410	84.81



Wandsworth: - Phoenix Way - SW18



2 bedroom beautifully maintained flat in established, well maintained, modern development.

Gated, Lift, Inner Court Aspect, High Specification fittings, Balcony, Underground Parking

Separate Storage unit. (100 sq ft)

Let on a 24 month Assured Shorthold Tenancy Agreement (AST) expiring 18th January 2015.

Rent reviewed annually in line with Retail Price Index (RPI) capped and collared at 2% - 6%.

Furniture Included

Longlease - In excess of 100 years

Flat sq ft	Lease Start	Lease expiry	Rent Review	Rent £PA	Rent £PW	Rent £psft
735	19/01/2013	18/01/2015	19/01/2014	25,000	481	34.01

Yield %	Price £	Price £psft	Furniture Included
4.10%	610,000	829.93	Yes

Putney: - Felsham Road - SW15



1 bedroom flat in recently developed terrace house in Prime Putney.

Maintained to a very high level and specified to attract professional tenants.

Let on a 24 month Assured Shorthold Tenancy Agreement (AST) expiring 29th November 2014.

Rent reviewed annually in line with Retail Price Index (RPI) capped and collared at 2% and 6%

Furniture Included

Longlease - In excess of 100 years

Flat sq ft	Lease Start	Lease expiry	Rent Review	Rent £PA	Rent £PW	Rent £psft
699	30/11/2012	29/11/2014	30/11/2013	18,361	353	26.27

Yield %	Price £	Price £psft	Furniture Included
4.40%	417,000	596.57	Yes

Putney: - Montserrat Road - SW15



2 bedroom top floor flat in a semi-detached period conversion in Putney.

Recently redecorated. Best location in Putney between train station and tube station and

Next to the high street, River and Wandsworth park.

Let on a 24 month Assured Shorthold Tenancy Agreement (AST) expiring 31st October 2014

Rent Reviewed annually in line with Retail Price Index (RPI) capped and collared at 2% - 6%

Share of Freehold

Flat sq ft	Lease Start	Lease expiry	Rent Review	Rent £PA	Rent £PW	Rent £psft
819	01/11/2012	31/10/2014	01/11/2013	24,000	462	29.30

Yield %	Price £	Price £psft	Furniture Included
4.17%	575,000	702.08	Yes

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