

<u>PROPERTY</u>	<u>DESCRIPTION</u>	<u>INCOME PA</u>	<u>ERV</u>	<u>GUIDE PRICE</u>	<u>GROSS YIELD</u>
26 Chamberlayne Road, Kensal Rise, NW10 3JD	Retail & 7 studio flats above	£91,296	£116,000	£1,450,000	6.30% (Reversionary Yield 8.00%)
76 Chamberlayne Road, Kensal Rise, NW10 3JJ	Retail with 3 studio & 1 x 2-bed flats above	£73,224	£80,000	£1,275,000	5.74% (Reversionary Yield 6.27%)
88 Chamberlayne Road, Kensal Rise, NW10 3JL	HMO – 8 studio flats with PP to extend	Vacant	£120,000	£1,525,000	*subject to refurb/build costs
112 Chamberlayne Road, Kensal Rise, NW10 3JP	Retail with 4 studio & 4 x 1-bed flats above	£112,360	£136,000	£1,825,000	6.16% (Reversionary Yield 7.45%)
7 Clifford Gardens, Kensal Rise, NW10 5JE	HMO – 5 studio & 2 x 1-bed flats above	£72,936 (1 unit vacant)	£107,000	£1,500,000	4.86% (Reversionary Yield 7.13%)
17 St Pauls Avenue, Willesden, NW2 5SS	HMO – 6 studio & 2 x 1-bed flats above	£96,180	£123,000	£1,550,000	6.21% (Reversionary Yield 7.94%)
3 Callcott Road, Kilburn, NW6 7EB	HMO – 8 studio flats	£95,868	£123,000	£1,595,000	6.01% (Reversionary Yield 7.71%)
88 Upper Tollington Park, N4 4NB	HMO – 10 studio flats	£108,960 (1 unit vacant)	£153,000	£1,825,000	5.97% (Reversionary Yield 8.38%)
19 Kentish Town Road, NW1 8NH	Retail with 3 x 1-bed flats above	£74,560	£74,560	£1,350,000	5.53%
<u>TOTAL</u>		£725,384	£1,036,000	£13,895,000	5.22%