



ASTON EAVES

Barrow-in-Furness

Portfolio of studios, 1 & 2 bed flats
and terraced houses

- 21 units in total
- Total portfolio value £840,000
- Current rental income at £60,120 p.a
- 100% occupancy is £82,020 p.a
- Current occupancy at 71%

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Residential Investment Opportunity

Ramsden Court, Barrow in Furness, Cumbria

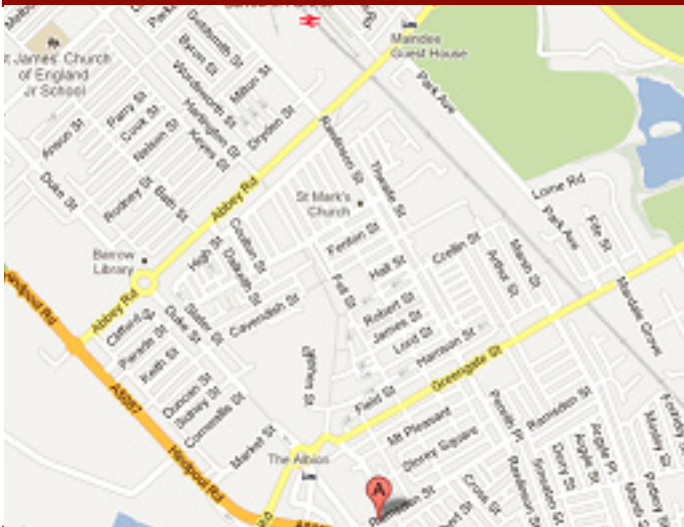
BRIEF

We are delighted to bring to the market, a portfolio of flats and houses based in Barrow in Furness. The portfolio brings in good rents, but can be improved from 71% occupancy to over 85% with the right management. The portfolio has been self managed in the past hence the low occupancy rate. The vendors are ideally looking for a cash offer for the entire portfolio or on individual units. Further information can be made available upon request. Floor plans below.

PORTFOLIO SPECIFICS

- 2 x 1 bed studios
- 11 x 1 bed flats
- 7 x 2 bed flats
- 1 x 3 bed terraced house

LOCATION



BARROW IN FURNESS



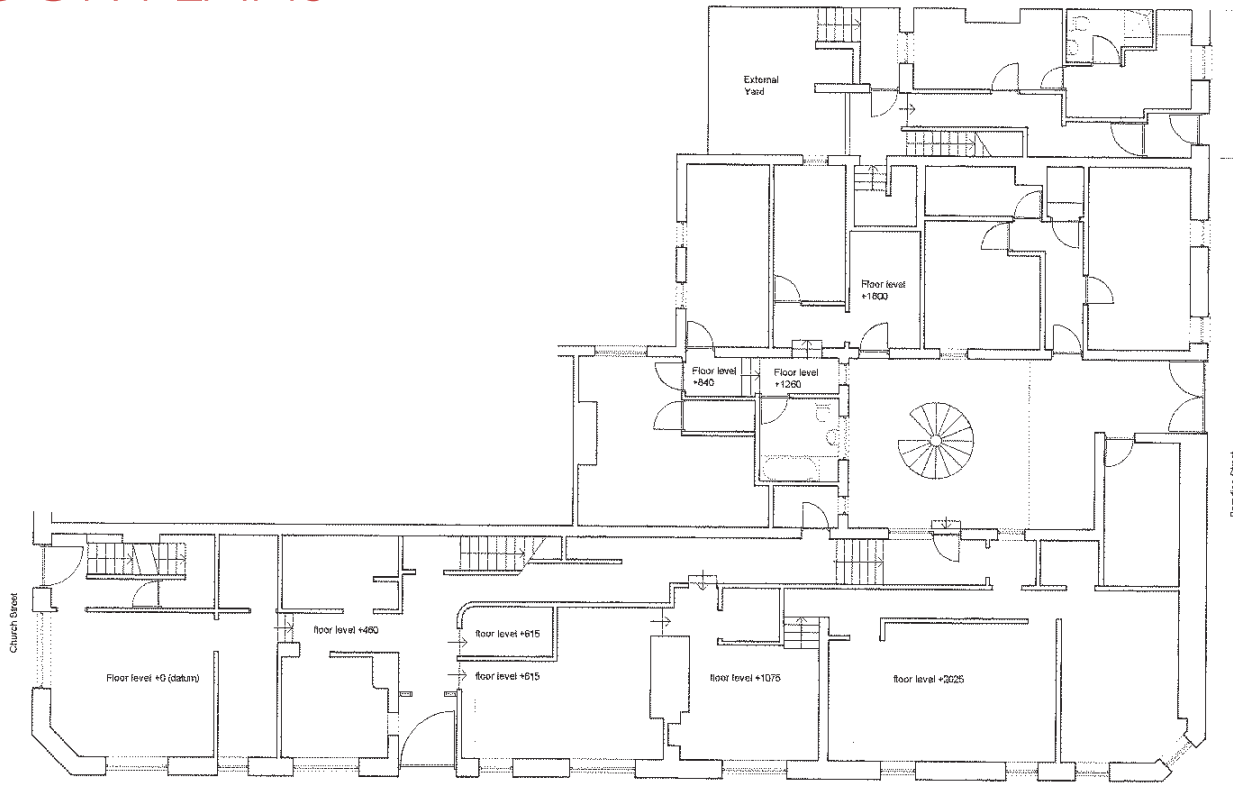
TYPICAL LAYOUT OF KITCHEN DINER



TYPICAL LAYOUT OF BATH / SHOWER

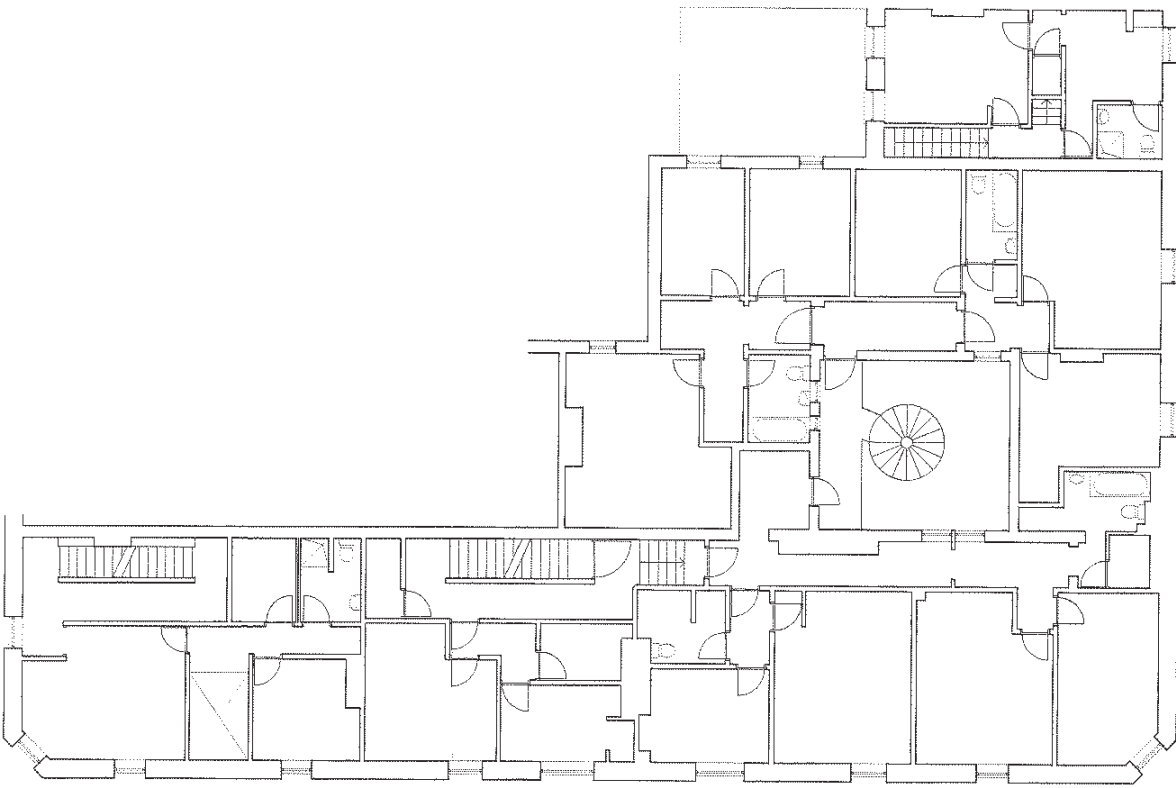


FLOOR PLANS



GROUND FLOOR PLAN



Ramsden Street

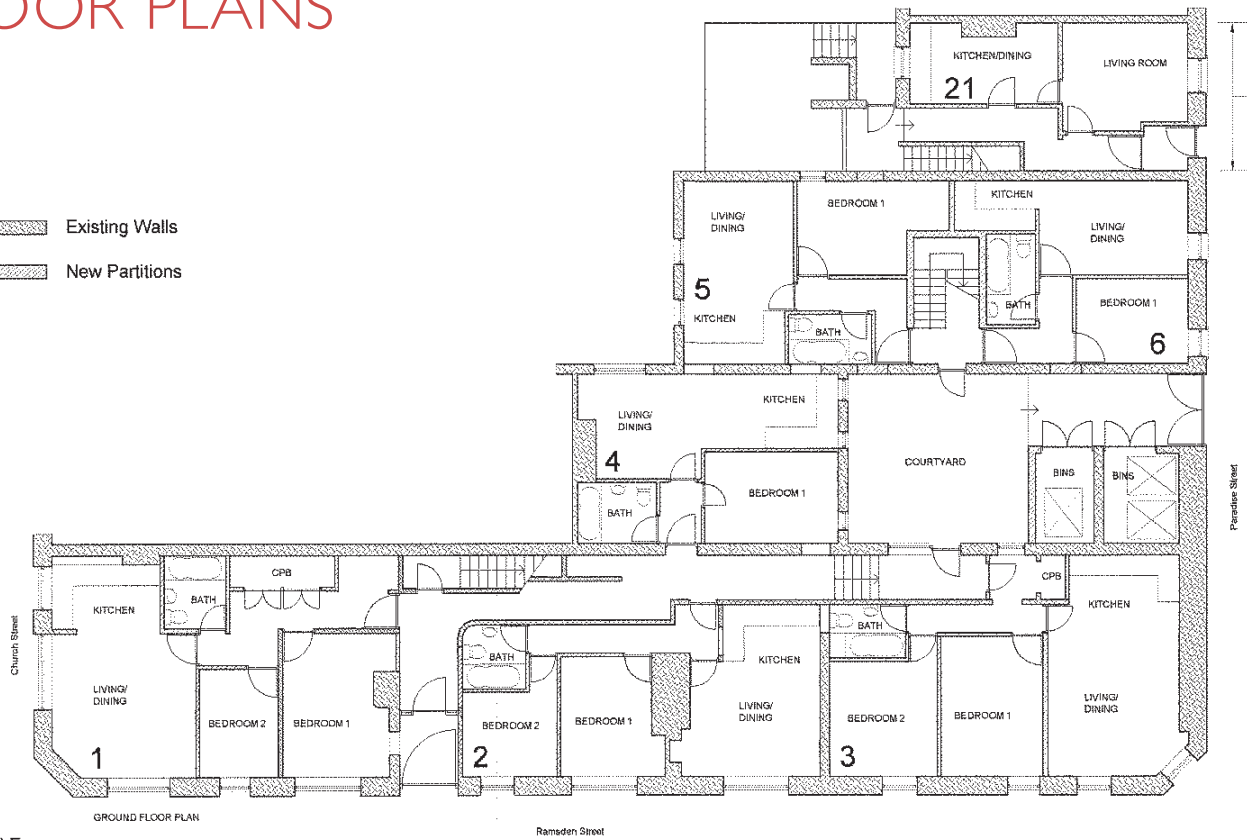


FIRST FLOOR PLAN

FLOOR PLANS

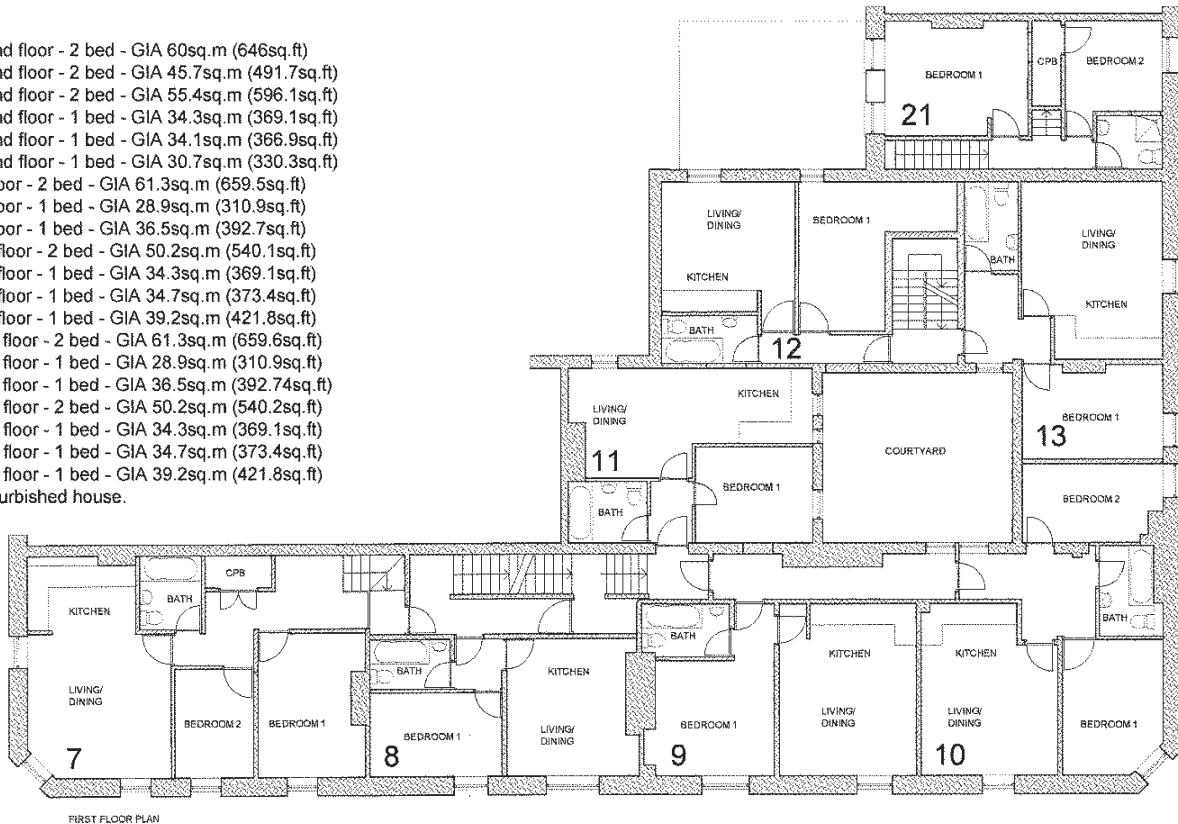
KEY

-  Existing Walls
-  New Partitions



SCHEDULE

- Flat 1 - ground floor - 2 bed - GIA 60sq.m (646sq.ft)
- Flat 2 - ground floor - 2 bed - GIA 45.7sq.m (491.7sq.ft)
- Flat 3 - ground floor - 2 bed - GIA 55.4sq.m (596.1sq.ft)
- Flat 4 - ground floor - 1 bed - GIA 34.3sq.m (369.1sq.ft)
- Flat 5 - ground floor - 1 bed - GIA 34.1sq.m (366.9sq.ft)
- Flat 6 - ground floor - 1 bed - GIA 30.7sq.m (330.3sq.ft)
- Flat 7 - 1st floor - 2 bed - GIA 61.3sq.m (659.5sq.ft)
- Flat 8 - 1st floor - 1 bed - GIA 28.9sq.m (310.9sq.ft)
- Flat 9 - 1st floor - 1 bed - GIA 36.5sq.m (392.7sq.ft)
- Flat 10 - 1st floor - 2 bed - GIA 50.2sq.m (540.1sq.ft)
- Flat 11 - 1st floor - 1 bed - GIA 34.3sq.m (369.1sq.ft)
- Flat 12 - 1st floor - 1 bed - GIA 34.7sq.m (373.4sq.ft)
- Flat 13 - 1st floor - 1 bed - GIA 39.2sq.m (421.8sq.ft)
- Flat 14 - 2nd floor - 2 bed - GIA 61.3sq.m (659.6sq.ft)
- Flat 15 - 2nd floor - 1 bed - GIA 28.9sq.m (310.9sq.ft)
- Flat 16 - 2nd floor - 1 bed - GIA 36.5sq.m (392.74sq.ft)
- Flat 17 - 2nd floor - 2 bed - GIA 50.2sq.m (540.2sq.ft)
- Flat 18 - 2nd floor - 1 bed - GIA 34.3sq.m (369.1sq.ft)
- Flat 19 - 2nd floor - 1 bed - GIA 34.7sq.m (373.4sq.ft)
- Flat 20 - 2nd floor - 1 bed - GIA 39.2sq.m (421.8sq.ft)
- Unit 21 - Refurbished house.



CURRENT RENTAL INCOME

Address	Bedrooms	Current Rent PCM	Availability	Target Rent
1	2 Bed	£350.00	Let	£395.00
2	2 Bed	£0.00	Vacant	£395.00
3	2 Bed	£350.00	Let	£395.00
4	1 Bed	£0.00	Vacant	£350.00
5	1 Bed Studio	£0.00	Vacant	£295.00
6	1 Bed Studio	£0.00	Vacant	£295.00
7	2 Bed	£350.00	Let	£395.00
8	1 Bed	£325.00	Let	£350.00
9	1 Bed	£325.00	Let	£350.00
10	2 Bed	£325.00	Let	£395.00
11	1 Bed	£0.00	Vacant	£350.00
12	1 Bed	£325.00	Let	£350.00
13	1 Bed	£325.00	Let	£350.00
14	2 bed	£325.00	Let	£395.00
15	1 Bed	£0.00	Vacant	£350.00
16	1 Bed	£325.00	Let	£350.00
17	2 Bed	£325.00	Let	£395.00
18	1 Bed	£300.00	Let	£350.00
19	1 Bed	£300.00	Let	£350.00
20	1 Bed	£325.00	Let	£350.00
House	3 Bed	£435.00	Let	£495.00
Total pcm		£5,010.00		£7,700.00*
Total per annum		£60,120.00		£92,400.00*

* This is what the vendors would expect to achieve if they were to achieve full occupancy at full market rentals. Vendors are currently renting out at sub market rental figures at circa 90% market value.

Clients are invited to make offers for the entire portfolio or for individual properties. We anticipate this portfolio being sold to a cash purchaser that is looking for a long term cashflow investment. Viewings available upon request. **For further information, contact:**

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