

## Leicester Lettings Property Profile

Address	Valuer 1	Valuer 2	Valuer 3	Average	3 Market Comparables	Independent Condition Survey Carried Out?
Property 1	£440,000	£440,500	£440,000	£440,167	Yes	Yes
Property 2	£438,000	£438,000	£440,000	£438,667	Yes	Yes
Property 3	£286,000	£312,000	£300,000	£299,333	Yes	Yes
Property 4	£297,000	£326,500	£315,000	£312,833	Yes	Yes
Property 5	£323,000	£352,000	£340,000	£338,333	Yes	Yes
Property 6 - removed from sale		£371,000	£320,000	£345,500	Yes	
Property 7	£1,248,000	£1,165,000	£1,250,000	£1,221,000	Yes	Yes
Property 8	£250,000	£274,000	£265,000	£263,000	Yes	Yes
Property 9	£306,000	£328,000	£330,000	£321,333	Yes	Yes
Property 10	£510,000	£546,000	£545,000	£533,667	Yes	Yes
Property 11	£530,000	£568,000	£570,000	£556,000	Yes	Yes
Property 12	£485,000	£519,500	£520,000	£508,167	Yes	Yes
Property 13	£512,000	£548,500	£550,000	£536,833	Yes	Yes
Property 14	£374,000	£401,000	£400,000	£391,667	Yes	Yes
Property 15	£651,000	£651,000	£700,000	£667,333	Yes	Yes
Property 16	£215,000	£248,000	£230,000	£231,000	Yes	Yes
Property 17	£480,000	£480,000	£480,000	£480,000	Yes	Yes
Property 18	£246,000	£264,000	£245,000	£251,667	Yes	Yes
Property 19	£258,000	£277,000	£260,000	£265,000	Yes	Yes
Property 20	£452,000	£494,000	£475,000	£473,667	Yes	Yes
Property 21	£755,000	£705,000	£755,000	£738,333	Yes	Yes
Property 22					Yes	Yes
Property 23	£390,000	£364,000	£390,000	£381,333	Yes	Yes
Property 24	£1,875,000	£1,750,500	£1,950,000	£1,858,500	Yes	Yes
Property 25	£3,130,000	£2,642,000	£3,250,000	£3,007,333		Yes
					Yes	
Property 26	£540,000	£539,000	£410,000	£496,333		Yes
					Yes	
Property 27					Yes	
Property 28	£400,000	£400,000	£400,000	£400,000	Yes	Yes
Property 29	£323,000	£351,000	£340,000	£338,000	Yes	Yes
Property 30	£709,000	£700,000	£665,000	£691,333	Yes	Yes
Property 31	£353,000	£470,500	£380,000			Yes
				£401,167	Yes	
Property 32 - removed from sale	£140,000	£145,000	£100,000	£128,333	Yes	
Property 33	£260,000	£279,000	£280,000	£273,000	Yes	Yes
Property 34	£265,000	£283,700	£285,000	£277,900	Yes	Yes
Property 35	£283,000	£303,500	£305,000	£297,167	Yes	Yes

Property 36	£470,000	£536,500	£405,000	£470,500		Yes
						Yes
Property 37	£685,000	£734,000	£735,000	£718,000		Yes
Property 38	£358,000	£371,000	£370,000	£366,333		Yes
Property 39	£276,000	£276,000	£210,000	£254,000		Yes
Property 40	£314,000	£314,000	£315,000	£314,333		Yes
Property 41	£285,000	£310,000	£300,000	£298,333		Yes
Property 42	£151,000	£170,000	£235,000	£185,333		Yes
Property 43	£2,298,000	£1,939,000	£2,375,000	£2,204,000		Yes
Property 44	£350,000	£350,000	£265,000	£321,667		Yes
Property 45 - removed from sale		£431,000	£395,000	£413,000		Yes
Property 46	£445,000	£446,000	£445,000	£445,333		Yes
Property 47	£243,000	£265,000	£255,000	£254,333		Yes
Property 48	£285,000	£313,000	£300,000	£299,333		Yes
Property 49	£528,000	£704,000	£570,000	£600,667		Yes
						Yes
Property 50	£923,000	£1,103,000	£1,005,000	£1,010,333		Yes
Property 51	£329,000	£359,000	£345,000	£344,333		Yes
Property 52	£328,000	£351,500	£350,000	£343,167		Yes
<b>total</b>	<b>£25,992,000</b>	<b>£26,910,200</b>	<b>£27,360,000</b>	<b>£27,006,900</b>		
<b>less 3 x properties excluded</b>	<b>£25,852,000</b>	<b>£25,963,200</b>	<b>£26,545,000</b>	<b>£26,120,067</b>		
<b>Add 10% uplift</b>	<b>£28,437,200</b>	<b>£28,559,520</b>	<b>£29,199,500</b>	<b>£28,732,073</b>		
<b>Valuation total stated in independent valuation report</b>	<b>£25,992,000</b>	<b>£26,263,000</b>	<b>£27,400,000</b>	<b>£26,551,667</b>		
<b>Less 3 x properties excluded</b>	<b>£25,852,000</b>	<b>£25,316,000</b>	<b>£26,585,000</b>	<b>£25,917,667</b>		
<b>Add 10% uplift</b>	<b>£28,437,200</b>	<b>£27,847,600</b>	<b>£29,243,500</b>	<b>£28,509,433</b>		

valuations in blue were not included in the valuation total stated in the independent valuation report