Instant Pension Trust

Annual Valuation 2020/21

Stacy

Please find attached bank statements and investment documents that I have for the 12 months to April 2021.

Please find a number of items listed that were paid by me directly totalling £694.12 shown below. These include maintenance costs when the property became empty in Feb 20:-

Solicitors costs for sorting lease on Tennyson Rd £636.00

Replacement locks Greenwood £ 7.14

Fixings, batteries and new emergency lighting Greenwood £ 55.98

I have also attached files for Invoices and service charges that relate to back account income and expenditure.

Properties

2 Tennyson Road Luton LU1 3RT

This property is unofficially valued at £110K The property is currently occupied and Let for a three year period at £550 pm

Unit 2 Greenwood Court Luton LU2 0TN

The letting agent has unofficially suggested a valuation of £250K to £270K so suggest £260K for prudence. A new lease has being negotiated and started in mid-December for three years at £1500 pm

Hope this is enough info. Please call me if I can be further assistance.

Kind regards

Paul