

7 Herbert Ave. 6 Bed All en-Suite HMO Conversion

Completed May 2023



ABOUT THE PROJECT

This is a great example of a simple but effective HMO investment, no lengthy planning applications or major structural changes, this was simply a very workable existing layout which required internal changes.

This resulted in a turnaround of 6 months from completion to the first tenant moving in. The project was also refinanced onto a commercial HMO mortgage for £650,000., nearly doubling the house value in 6 months.

SCOPE OF WORKS

This property underwent a significant refurbishment which included:

- Full rewire - Including Intercom, Ethernet points & WIFI boosters
- L3 Fire & emergency lighting system
- New Heating & Plumbing system with boiler room.
- Steelwork for chimney breast removal
- New Windows & UPVC Doors
- Sound proofing & plastering
- FD30S Fire doors & new skirtings & architrave
- New Kitchen & Kitchenette in room 6.
- 6 En-suite bathrooms.
- Summerhouse converted to garden office.
- LVT Flooring in communal areas & Carpet in rooms
- Fully furnished ready for tenants to move in.

LAYOUT CHANGES



THE NUMBERS

Purchasing Costs = £349,958.59

Purchase Price: **£332,500**
Stamp Duty: **£14,100.00**
Solicitors: **£1,558.59**
Pre Works valuation: **£1,800**

Refurbishment Costs = £108,314.10

Building Control: **£2,196.00**
Structural Engineer: **£360.00**
Surveyor: **£900.00**
Refurbishment: **£104,858.10**

Finance & holding Costs = £14,580.58

Bridging: **£12,868.62**
Insurance: **£751.96**
CT & Bills: **£960.00**

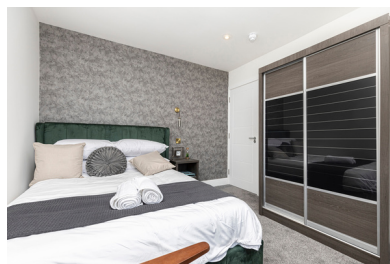
Total Project Costs = £472,853.27

Commercial GDV: **£650,000**
75% LTV (Net advance): **£480,760**
Cash left in after refinance: **-£7,906.73**

Rental Figures

Gross Rent PCM: **£4,825.00**
Mortgage: **£2,499.68**
Management: **£482.50**
Bills & CT: **£722.88**
Net Monthly profit: **£1,119.94**

END RESULT



ESA PROPERTY



HMO Management & Investments



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4 Dean Park Crescent, BH1 1LY

See a 4D tour of
7 Herbert Ave. Here

