

Project 231T

Six-room HMO under Permitted Development

ROI: Infinite

PURCHASE PRICE £187,500 Acquisition	BUILD COST £186,550 Development	END VALUATION £528,000 GDV	GROSS RENT/MO £4,500 Per Month	NET RENT/MO £1,797 Per Month
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Project Overview

Project 231T is a high-performing Houses in Multiple Occupation (HMO) investment, fully converted and optimised to deliver strong rental yields and significant capital uplift. The property was acquired below market value and comprehensively developed to a premium standard, attracting quality tenants and to achieve above-average rents for the local market.

Property Details

Property Type	HMO
Configuration	Six-room HMO 5 studio rooms & 1 en-suite room
Tenancy	Individual Room Lets
Status	Completed

Investment Highlights

- Infinite ROI – full capital recycled via refinance
- £153,950 equity created post-development
- Premium finish attracting professional tenants
- Compliant with all HMO licensing requirements

FINANCIAL BREAKDOWN

ACQUISITION

PURCHASE PRICE	£187,500
ADDITIONAL COSTS	—

DEVELOPMENT

BUILD COST	£186,550
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TOTAL INVESTED

TOTAL CAPITAL IN	£374,050
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VALUATION

END VALUATION (GDV)	£528,000
EQUITY CREATED	£153,950

RENTAL INCOME

GROSS / MONTH	£4,500
NET / MONTH	£1,797
GROSS / YEAR	£52,800
NET / YEAR	£21,564

RETURN

ROI	Infinite [∞]
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Project Photography

