

Project 21B

Six-room HMO under Permitted Development

ROI: Infinite

PURCHASE PRICE £170,000 Acquisition	BUILD COST £184,000 Development	END VALUATION £489,000 GDV	GROSS RENT/MO £4,400 Per Month	NET RENT/MO £1,580 Per Month
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Project Overview

Project 21B is a strategically acquired and fully converted HMO, designed to maximise rental income and capital growth. Through efficient layout planning and a high-quality finish, the property delivers strong tenant demand and consistent, above-market returns. The scheme was optimised to enhance both space and rental performance.

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
- £135,000 equity created post-development
- Strong rental demand and stable occupancy
- Compliant with all HMO licensing requirements
- High-quality finish maximising rental value

FINANCIAL BREAKDOWN

ACQUISITION

PURCHASE PRICE	£170,000
ADDITIONAL COSTS	—

DEVELOPMENT

BUILD COST	£184,000
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TOTAL INVESTED

TOTAL CAPITAL IN	£354,000
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VALUATION

END VALUATION (GDV)	£489,000
EQUITY CREATED	£135,000

RENTAL INCOME

GROSS / MONTH	£4,400
NET / MONTH	£1,580
GROSS / YEAR	£52,800
NET / YEAR	£18,961

RETURN

ROI	Infinite [∞]
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Project Photography

