

# Project 70B

Six-room HMO under Permitted Development

ROI: Infinite

<b>PURCHASE PRICE</b> <b>£165,000</b> Acquisition	<b>BUILD COST</b> <b>£158,500</b> Development	<b>END VALUATION</b> <b>£528,000</b> GDV	<b>GROSS RENT/MO</b> <b>£4,500</b> Per Month	<b>NET RENT/MO</b> <b>£1,658</b> Per Month
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## Project Overview

Project 70B 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
- £204,500 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	£165,000
ADDITIONAL COSTS	—

### DEVELOPMENT

BUILD COST	£158,500
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### TOTAL INVESTED

TOTAL CAPITAL IN	£323,500
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### VALUATION

END VALUATION (GDV)	£528,000
EQUITY CREATED	£204,500

### RENTAL INCOME

GROSS / MONTH	£4,500
NET / MONTH	£1,658
GROSS / YEAR	£52,800
NET / YEAR	£19,896

### RETURN

ROI	Infinite <sup>∞</sup>
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# Project Photography

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