

Project 57B

Six-room HMO under Permitted Development

ROI: Infinite

PURCHASE PRICE £175,000 Acquisition	BUILD COST £185,000 Development	END VALUATION £528,000 GDV	GROSS RENT/MO £4,400 Per Month	NET RENT/MO £1,579 Per Month
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Project Overview

Project 57B 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
- £168,000 equity created post-development
- Premium finish attracting professional tenants
- Compliant with all HMO licensing requirements

FINANCIAL BREAKDOWN

ACQUISITION

PURCHASE PRICE	£175,000
ADDITIONAL COSTS	—

DEVELOPMENT

BUILD COST	£185,000
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TOTAL INVESTED

TOTAL CAPITAL IN	£360,000
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VALUATION

END VALUATION (GDV)	£528,000
EQUITY CREATED	£168,000

RENTAL INCOME

GROSS / MONTH	£4,400
NET / MONTH	£1,579
GROSS / YEAR	£52,800
NET / YEAR	£18,948

RETURN

ROI	Infinite [∞]
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Project Photography

