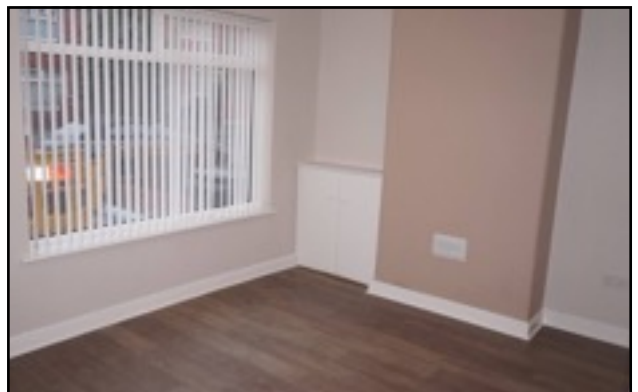


26 Mulgrave St, M27

Case history



After a comprehensive refurbishment, this 2 bedroom terrace house made the perfect residential investment property providing the investor with a net yield of 5.5% per annum plus good capital growth

After several successful property investments locally, our long standing clients asked us to look for further properties in need of renovation to convert into modern rental homes to add to their already substantial portfolio.

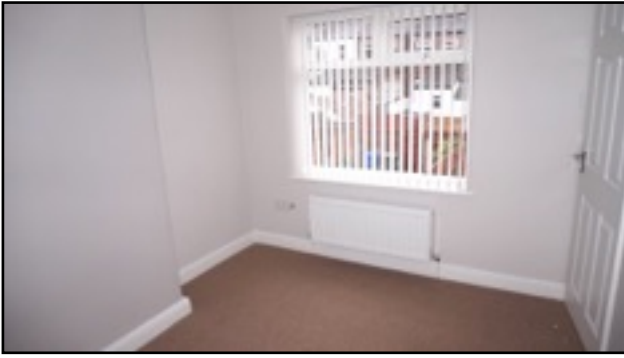
Thanks to our strong links with local estate agents, we were able to source a property on Mulgrave Street M27, where our clients already own two other established rental properties.

By totally renovating this new property, we created a low maintenance, contemporary living space packed with wow factor, attracting professional

tenants, who moved in shortly after the property being advertised on Rightmove and Zoopla.

Due to the high standard of renovation, the new tenants were prepared to pay an impressive rent to secure the property and make it their long term home, minimising any void periods and loss of rental for the investor.

In addition, the renovation also provides the investor with low ongoing maintenance costs protecting their rental income for many years to come.



The numbers

Purchase price	£70,250
Refurbishment and fees	£45,000
Total cost (approximate)	£115,250
Rental income	£7,140 p.a.
Gross yield	6.20%
Management fees	£780 p.a.
Nett rental income	£6,360 p.a.
Net yield (after running costs)	5.52%

