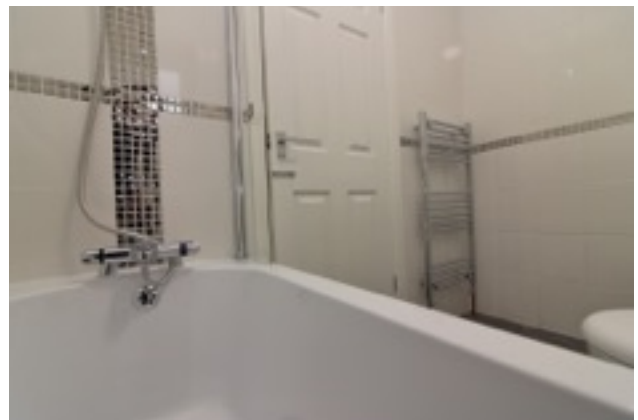


11 Cemetery Road South, M27

Case history



A smart property investment with 6% nett yield plus good potential for solid capital growth

We transformed this property from a run down terraced house into a fantastic three bedroom rental home.

Thorpe & Co sourced the property for investors as well as overseeing a full renovation. When complete, we let the property after just one viewing and now manage it leaving the investors free to enjoy the benefits of their investment without having to be too involved.

The property is located within easy walking distance of Swinton town centre and Moorside railway station, providing direct transport links to the city.

The total cost of £130,000 looks a smart investment as the landlord can expect steady capital growth in the coming years on top of their impressive 6% yield.



Before



After



Before



After

The numbers

Purchase price	£80,000
Refurbishment and fees	£50,000
Total cost (approximate)	£130,000
Rental income pa	£9,000
Gross yield	6.92%
Management fees pa	£900 p.a.
Nett rental income	£8,100 p.a.
Net yield (after running costs)	6.23%



After

Thorpe & Co
Residential Property Investments