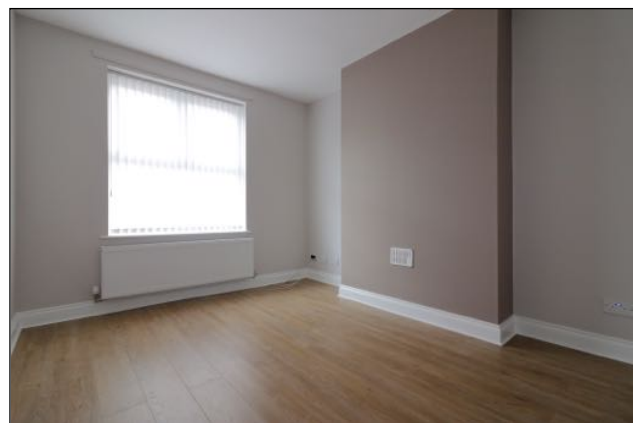


Cemetery Road South

Case history



The tenth property in our clients portfolio is a great investment that produces a handsome 5.5% net yield.

After a comprehensive renovation, we turned this rundown two bedroom terraced house, into a beautiful modern rental home.

Thorpe & Co sourced the property to add to our client's already substantial portfolio and oversaw all building work. When complete, the property was let out within 24 hours. As we also manage the property, our investors are free to enjoy £7,500 a year in net rental income, stress free.

The property is well located, walking distance from Swinton town centre and Moorside railway station. The garden is superbly landscaped and low maintenance too due to the astroturf lawn and gravel areas.

Costing a total of £137,500, this property looks a smart investment; the landlord can expect steady capital growth in the coming years, on top of their already impressive 5.5% nett yield.



Before



After



Before



After

The numbers

Purchase price	£81,500
Refurbishment and fees	£56,000
Total project cost (approx)	£137,500
Rental income pa	£8,340
Gross yield	6%
Management fees pa	£834 p.a.
Net rental income	£7506 p.a.
Net yield (after management fees)	5.5%

Thorpe & Co
Residential Property Investments