



DOUBLE YOUR MONEY?

Dunpark

Let... Live

DOUBLE YOUR MONEY?

This 3 bedroom property in popular Bruntsfield required upgrading to transform it into a stylish 4 bedroom student flat with increased rental value. Essential upgrading was carried out at purchase. After one year of occupancy, replacing the bathroom and carpet improved the quality of the property and further increased revenue.

Let's see how long it takes for this property to double its rent. Watch this space...

- ⌚ Purchased in August 2006
- ⌚ Rental valuation at purchase: £780 pcm
- ⌚ Renovation at purchase: safety and HMO (Houses in Multiple Occupation) upgrading, decoration, furnishing & equipping
- ⌚ Renovation between tenancies: decoration, carpeting, bathroom
- ⌚ Timing: First stage – 7 weeks; Second stage – 11 weeks.
- ⌚ Total redevelopment cost: £11408 (ex. Fees)
- ⌚ Rental valuation after first stage of renovation: £1100 pcm
- ⌚ Rental valuation after second stage of renovation: £1200 pcm
- ⌚ Total rental increase: 54% (41% after first renovation stage; further 13% after second renovation stage)

