



# Dunpark

*Let... Live*

FIT THE TARGET MARKET

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This seen better days 2 bedroom flat was converted to a bright and desirable 3 bedroom flat (without splitting rooms or removing splendid original features). Perfectly suited to Napier University students studying within 200 metres, this flat was designed and equipped for the target market.

- ⌚ Purchased in August 2006
- ⌚ Rental valuation at purchase: £650 pcm as 2 Bedroom flat
- ⌚ Redevelopment: New kitchen and bathroom, recarpeted and redecorated, creation of storage cupboard, HMO (Houses in Multiple Occupation) upgrade, furnished.
- ⌚ Timing: 9 weeks
- ⌚ Redevelopment cost: £12,000 (ex. Fees)
- ⌚ Rental valuation after renovation: £900 pcm as 3 bedroom
- ⌚ On rental market for 11 days
- ⌚ 38% increase in rent

