

Case Study: Creating a solid investment after a 3 year void period.

Our experience of the HMO rental market means we really understand what tenants are looking for. We offer honest advice on how to make the most of your investment in Leeds and can transform a property to maximize its rental potential, minimize void periods and create a viable investment. Our expert team provides hands-on project management to undertake any necessary works, from minor redecoration to full refurbishment.



**Carberry Road,
4 Bedroom HMO in Hyde Park**

hop-property.co.uk/invest

This property had been stood empty for 3 years before we were enlisted to transform it into a high attractive and profitable investment. Working closely with the Landlord, we put together recommendations and ideas to improve the rental income and then project managed the entire process from start to finish.

Following the refurbishment, we were able to attract 4 great tenants and achieve a positive return on investment and an annual yield of 14.6%. The works also doubled the sales value of the property.

**ANNUAL
Yield of
14.6%**

**DOUBLED
in Sales
Value**

 **HOP[®]**



Works completed.

The key objective for this property was to re-configure the rooms to be a better and more practical size for shared accommodation and to vastly improve the specification and finishes of the property and its furniture throughout. Following the works, there is now additional scope to develop the basement into a one bedroom flat to increase income even further. We fully managed the extensive refurbishment process that included:

- ✓ Brand new electrics
- ✓ New plumbing and boiler
- ✓ Changed floor layout
- ✓ Removal of chimney breasts
- ✓ Plastering throughout
- ✓ Created extra en-suite
- ✓ New kitchen
- ✓ New house bathroom
- ✓ New woodwork throughout
- ✓ New décor and carpets

Are you maximizing your investment?

The rental market in Leeds is highly competitive and we offer honest advice and expertise to make the most of your investment.

To discuss how we can help turn around an underperforming property, give our management team a call on 0113 467 1584 or email invest@hop-property.co.uk