

Case Study: Revitalising an underperforming BTL.

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.



**Norwood Terrace,
4 Bedroom HMO in Headingley**

hop-property.co.uk/invest

We undertook a full refurbishment of this underperforming HMO property in Headingley. Working closely to the Landlord's budget, we put together recommendations and ideas to improve the rental income and then project managed the entire process from start to finish.

Before the refurbishment, the property was let to two tenants. By upgrading the spec of the house and making changes to accommodate a third tenant, we were able to command a 130% increase in rental value and a 46% increase in overall sales value.

130%
INCREASE
in Rental
Value

46%
INCREASE
in Sales
Value

 **HOP**[®]



Works completed.

The key objective was to make room for a third tenant by expanding the communal areas and adding an en-suite, as well as fully upgrading the spec throughout. We chose materials and finishes that would not only be hardwearing but also very attractive to prospective tenants. We fully managed the extensive refurbishment process that included:

- ✓ Tanking the basement with a sump pump
- ✓ Underpinning
- ✓ Removal of chimney breasts
- ✓ Adding an en-suite in top floor bedroom
- ✓ New kitchen
- ✓ New house bathroom
- ✓ New electrics and boiler
- ✓ New woodwork and plastering throughout
- ✓ Updated 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