

# INVESTOR CASE STUDY



## >15% RETURNS ON SINGLE LETS

How we helped one investor achieve over 15% returns on single lets in Liverpool

### The requirement from the investor

- ✓ Invest £300k in properties in up and coming areas in Liverpool
- ✓ High potential for capital growth
- ✓ >15% net return on investment from renting out the properties
- ✓ Avoid HMOs (the market is saturating, councils are giving out less licenses, and there is too much competition)

### Our solution

- ✓ Negotiated with a housing association to purchase 13 x 2-bed terraced houses in Anfield
- ✓ Average purchase price £19k
- ✓ Our team did the full refurb from the electrics, heating systems, and building work, to bring the houses up to a high standard to be rented out
- ✓ All 13 houses renting at £450pm (£5400pa), giving the investor an average net ROI of 17%

### The numbers for 4 of the 13 properties

House	Purchase Price	Fees & other costs*	Full refurb cost	Total cost	Rent per year	Yield	Post-refurb valuation
1	£20,300	£1,500	£10,000	£31,800	£5,400	17.0%	£50,000
2	£15,300	£1,500	£14,000	£30,800	£5,400	17.5%	£50,000
3	£20,400	£1,500	£11,000	£32,900	£5,400	16.4%	£50,000
4	£10,200	£1,500	£21,000	£32,700	£5,400	16.5%	£50,000

\*Other costs include legal fees, Liverpool landlord licensing fees, utility bills and council tax while the refurb is taking place etc



From this...



...to this in 7 days

For your own hands-off investment package, get in touch today!

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