

— COOPER —
CONSTRUCTION

CLIFTON AVENUE

6-Bed HMO | Project Spotlight

Client:
CMV Property Ltd





PROJECT OVERVIEW

Formerly a 3-bedroom end-of-terrace, this property has been transformed into a high-performing investment asset.

Purchased at **£180,000** with a build cost of **£200,000** and now **valued at £430,000**, the project highlights how we unlock potential and maximise value through strategic redevelopment.

With an **annual rental income of £46,548**, a gross yield of **10.82%**, and a net yield of **7.58%**, this project is a strong example of delivering sustainable returns.

GDV	£400,000
Purchase Price	£180,000
Valuation Price	£430,000
Annual Rental Income	£46,548
Gross Yield	10.82%
Net Field	7.58%



KEY FEATURES

Bespoke Cabinetry & Joinery:

Custom-fitted cabinets with a high-quality, durable finish.

Freestanding Appliances:

Compact microwave, fridge-freezer, and kettle positioned neatly within the layout.

Quality Fixtures:

Stainless steel sink with mixer tap, paired with brushed steel double sockets and USB outlets.

Durable Worktop:

Hard-wearing surface designed for everyday use and easy maintenance.

Full Splashback:

Protective tiled splashback covering the work area for practicality and easy cleaning.

Optimised Layout:

A compact, linear design that maximises space while ensuring full functionality.





KEY FEATURES

Bespoke Furniture & Joinery:

Purpose-built wardrobes, storage, and finishes for durability and style.

Private En-Suites:

Modern shower rooms designed for comfort and convenience

Dedicated Workstation:

Built-in desk space for study or home working.

Smart Storage:

Integrated solutions to maximise space and keep rooms clutter-free.

Room Options:

A mix of en-suite bedrooms and self-contained studios, giving residents flexible choices to suit different needs and budgets.

Quality Finish:

High-standard fittings and fixtures for a modern, professional look.



KEY FEATURES

Shared Kitchen:

Fully equipped with modern, high-quality appliances.

Practical Layout:

Well-planned space with ample storage and work surfaces for everyday use.

Comfortable Living Areas:

Designed to encourage socialising and relaxation.

Bright & Functional:

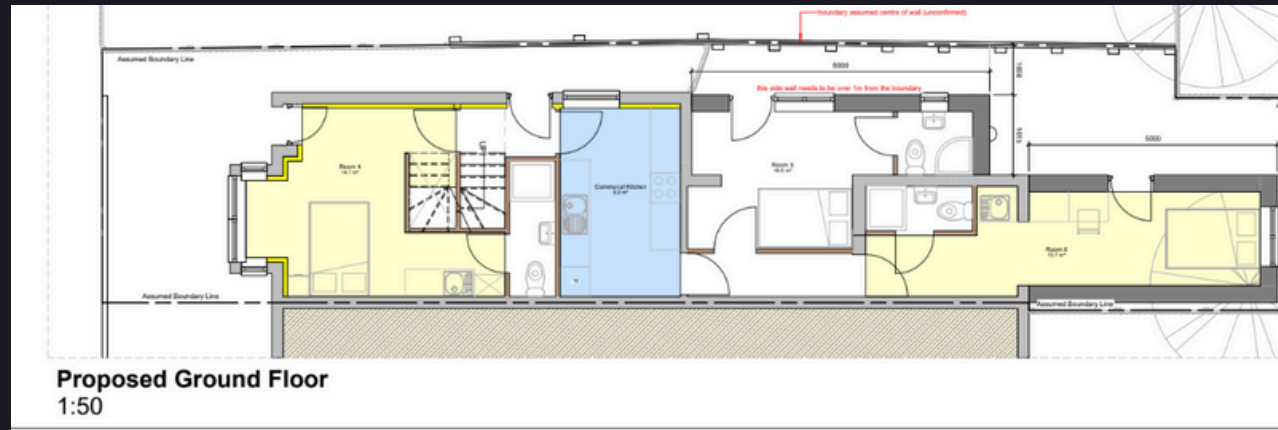
Lighting and finishes create an inviting environment for residents.

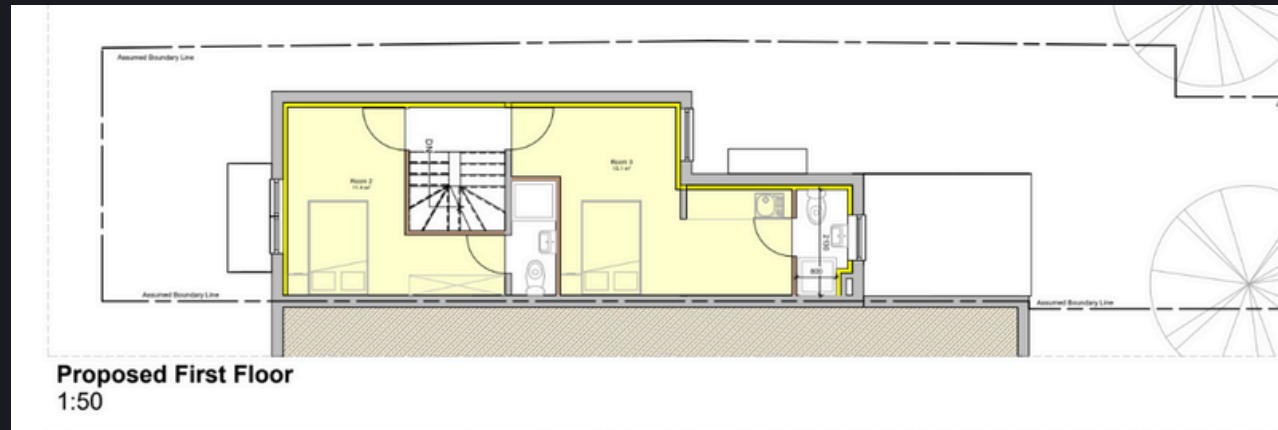


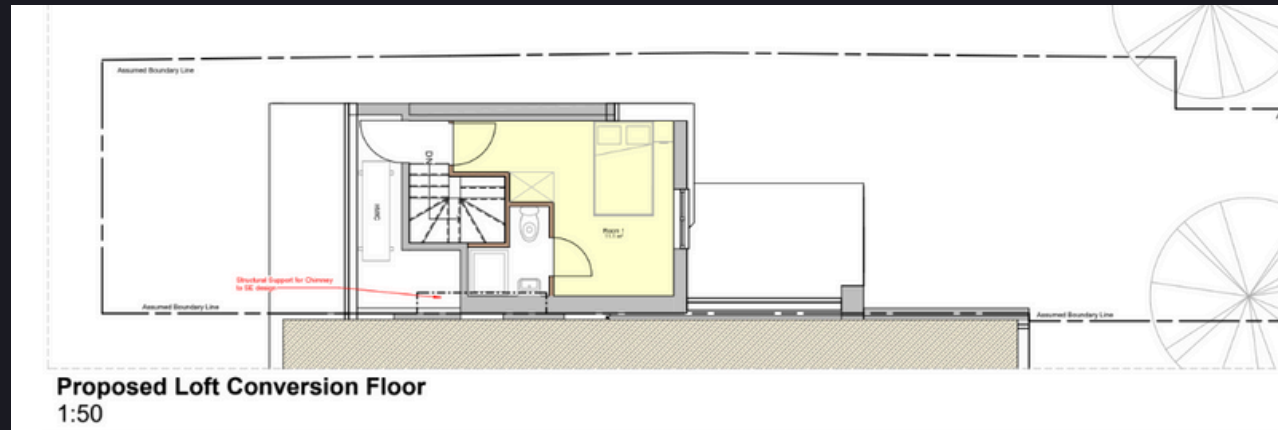


Before & After











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