

— COOPER —
CONSTRUCTION

ALDERMANS DRIVE

6-Bed HMO | Project Spotlight

Client:
Timbo Capital Ltd





PROJECT OVERVIEW

Formerly a 2-bedroom end-of-terrace, this property has been transformed into a high-quality HMO designed for strong rental demand.

Purchased at **£181,000** with a build cost of **£165,000** 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 £49,560**, a gross yield of **11.53%**, and a net yield of **8.07%**, this project is a strong example of delivering sustainable returns.

GDV	£430,000
Purchase Price	£181,000
Valuation Price	£430,000
Annual Rental Income	£49,560
Gross Yield	11.53%
Net Field	8.07%



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.

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.

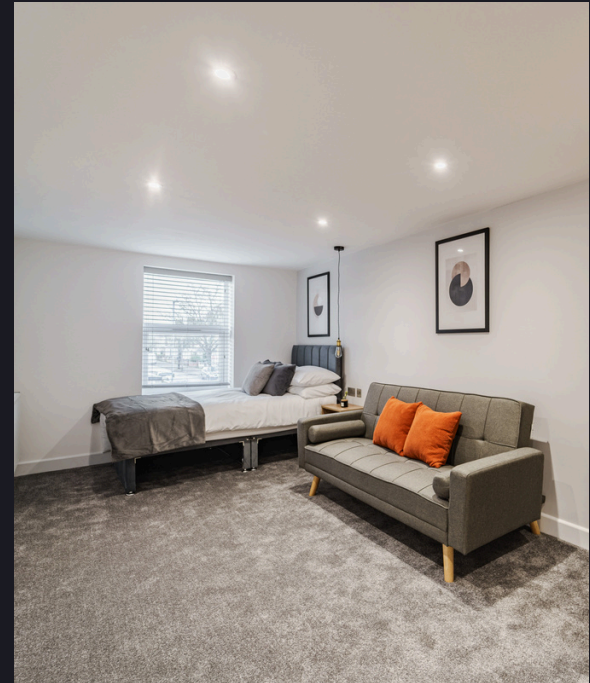
Bright & Functional:

Lighting and finishes create an inviting environment for residents.



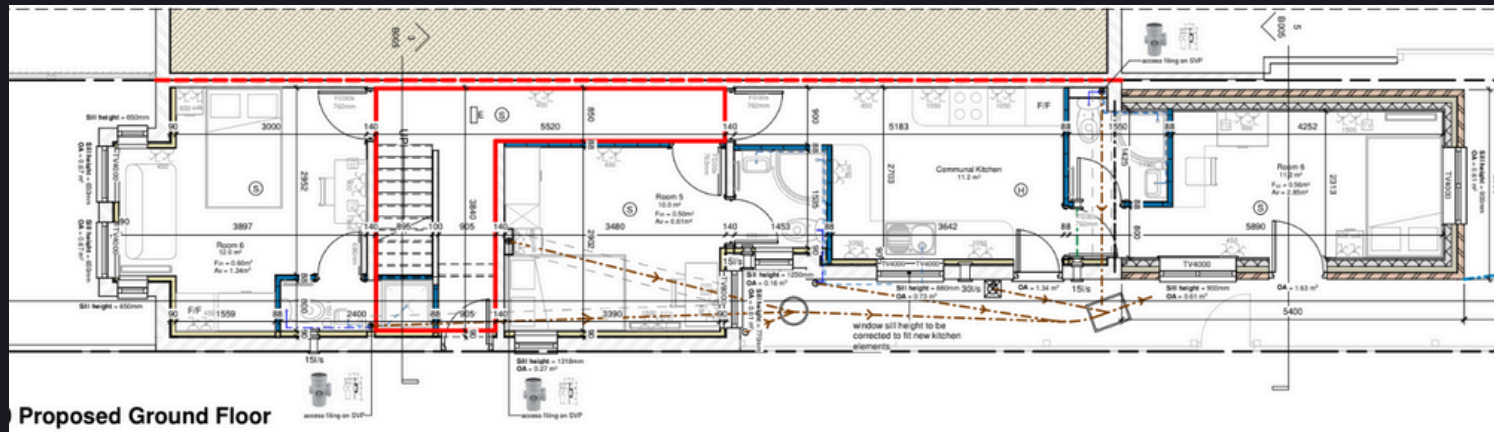


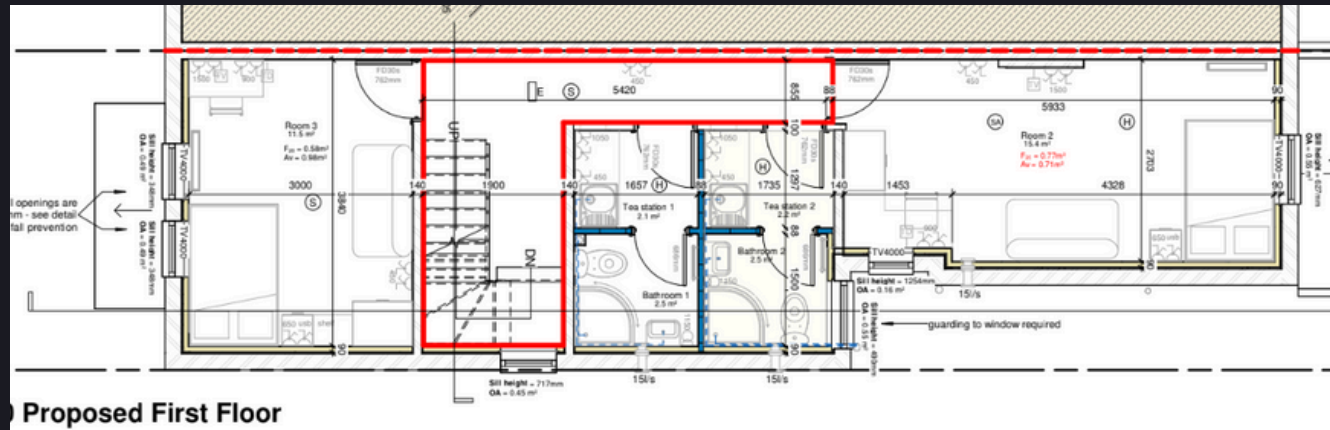
Before & After



Before & After









CLIENT FEEDBACK

“It was an absolute pleasure to work with Adam Cooper on my first HMO project. With little experience in the HMO space, I was grateful to be able to learn from Adam who has an abundance of knowledge around starting, developing and successfully finishing HMO projects.

His project management services made all the difference, from sourcing an excellent build team, to tracking the progress on site weekly, right through to helping towards the end on how to prepare for the best exit.

What stood out the most was Adam’s attention to detail, his proven systems and his team’s commitment to excellence in how they work.

Working with Adam and his team has personally given me the confidence to continue buying and developing HMOs to a high standard.

I would highly recommend working with Adam and his team at Freedom Homes [and Cooper Construction].”

Pabilo Timbo, Timbo Capital Ltd

— COOPER —
CONSTRUCTION

Book a FREE Discovery Call Today

Kickstart your HMO project with a no-obligation consultation from a member of the Cooper Construction team.

Book A Call >