

# Introduction

- Who am I?
- My Background.
- When I got into Property and BTL's.
- Change of Strategy to HMO's.

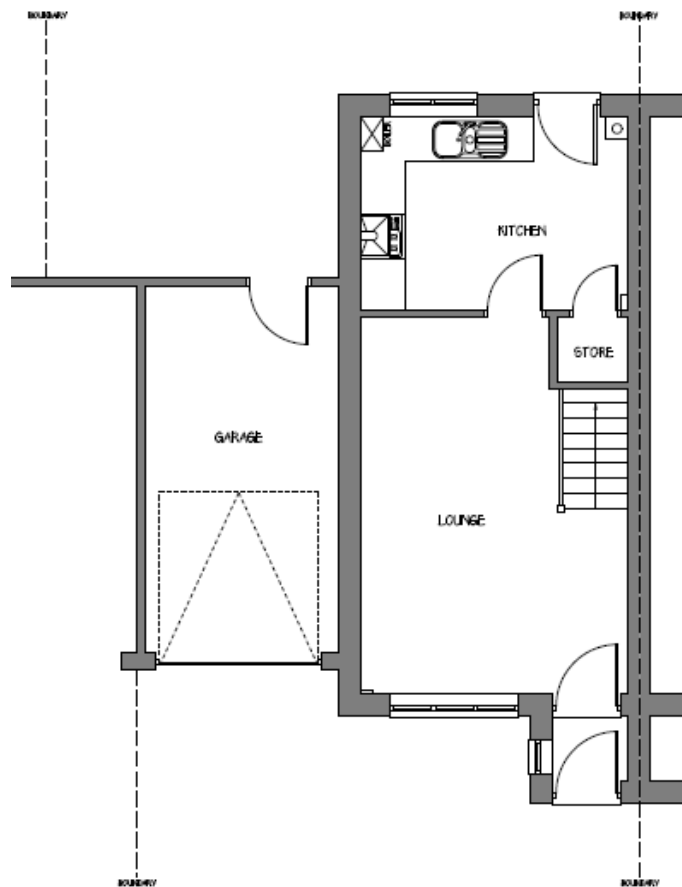


# Our 5 Step HMO Approach

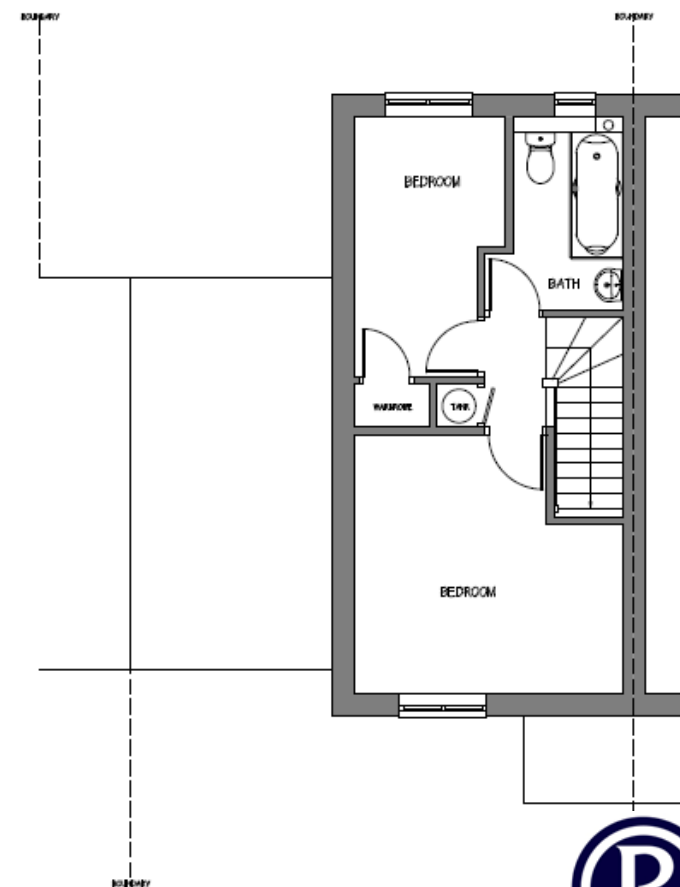
- Consider Converting any residential property to a HMO.
- Price of the property £350,000 or under.
- Proposed Works Circa £100,000.
- Ensure we can get 6 En-Suite Studio Rooms and a Communal Kitchen within the property.
- GDV Minimum of £550,000+



# Example 1: Floor Plans Before

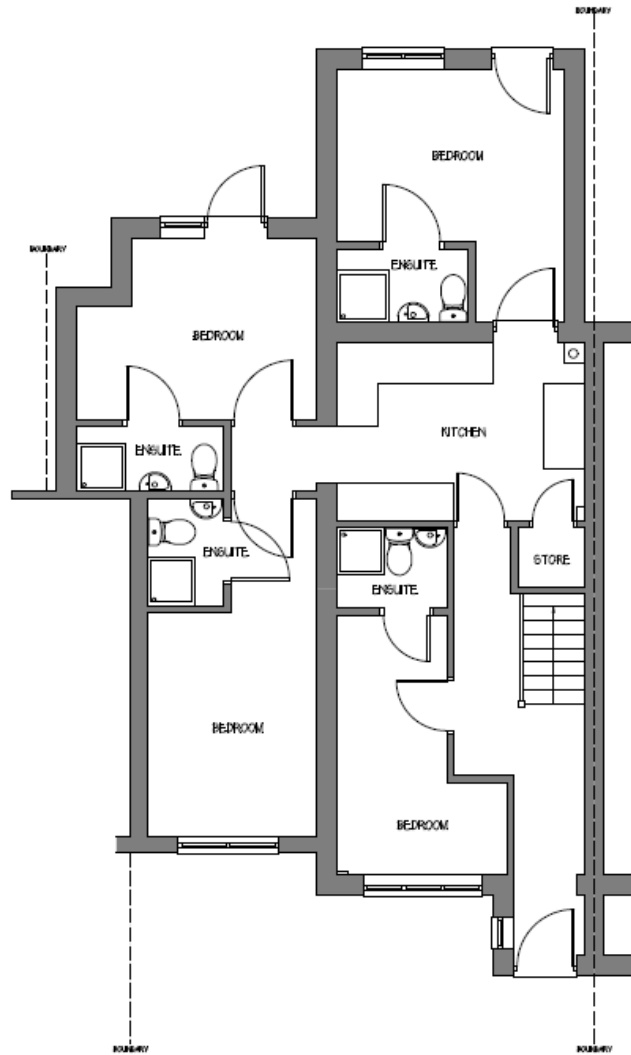


GROUND FLOOR PLAN - 1:50

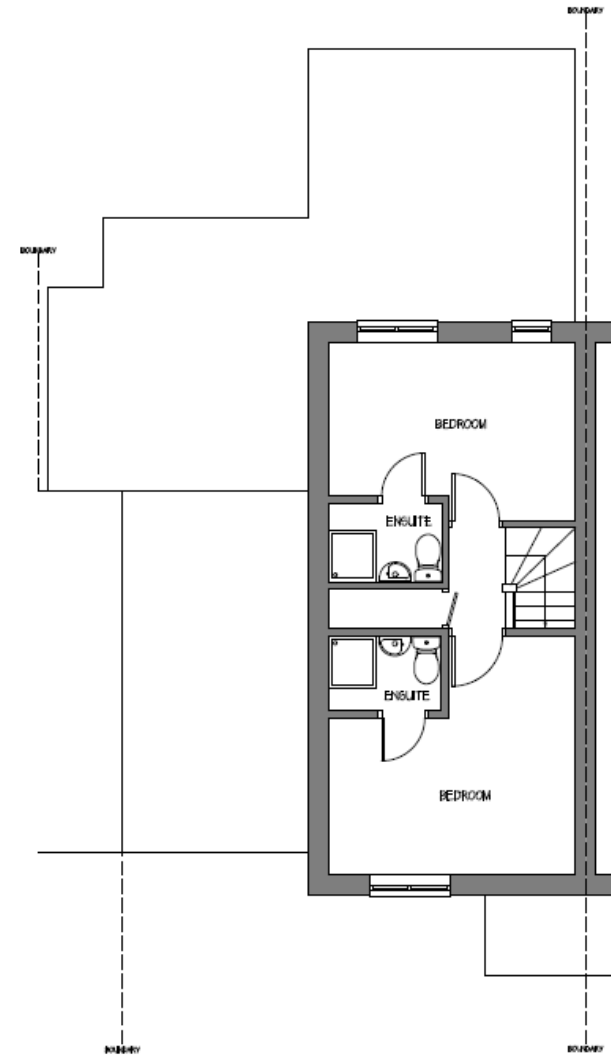


FIRST FLOOR PLAN - 1:50

# Example 1: Floor Plans After



GROUND FLOOR PLAN - 1:50



FIRST FLOOR PLAN - 1:50

# Before Photos 1

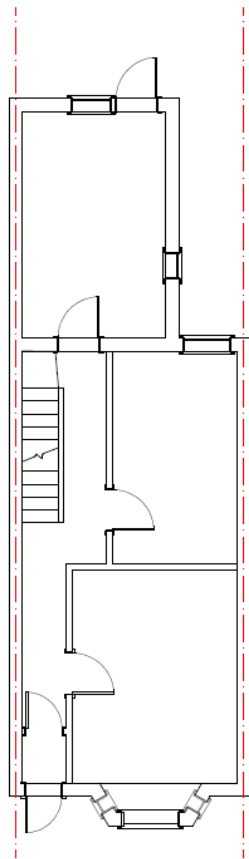




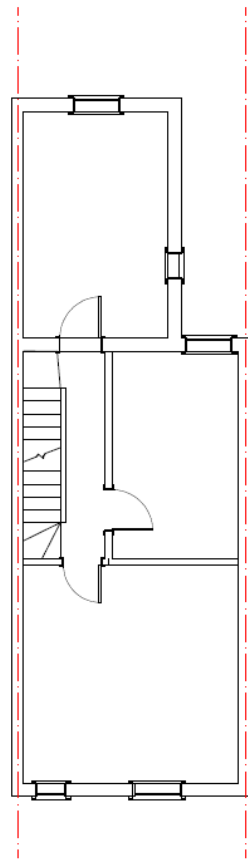
# After Photos 1



# Example 2: Floor Plans Before & After

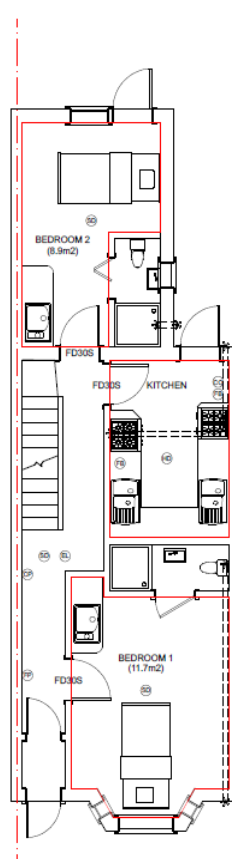


EXISTING G/F  
(1:100)

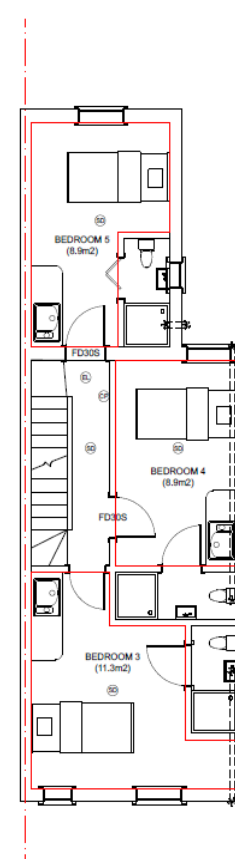


EXISTING 1/F  
(1:100)

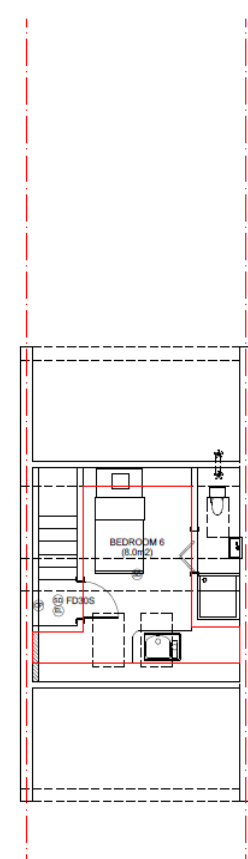
• BEFORE



PROPOSED G/F  
(1:100)



PROPOSED 1/F  
(1:100)



PROPOSED 2/F  
(1:100)

• AFTER

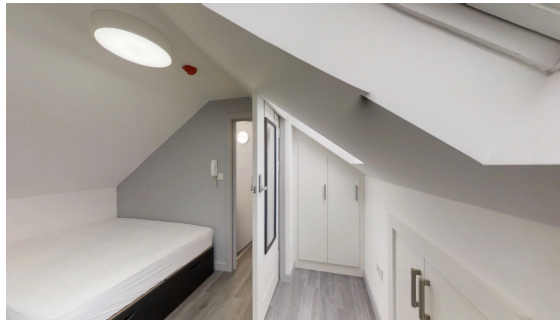
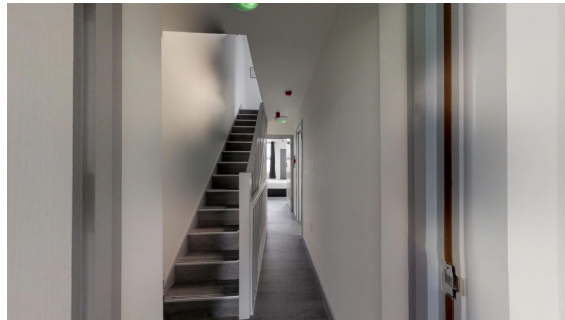
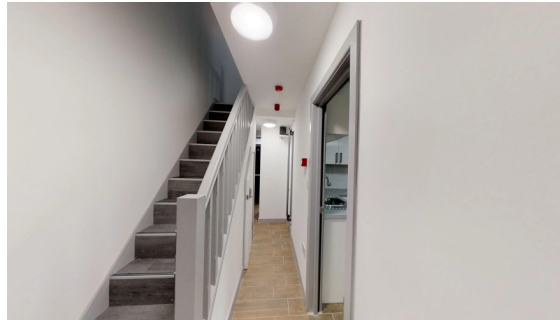


# Before Photos 2





# After Photos 2



# TOP HMO DEVELOPMENT TIPS

1. A Good Broker is Key.
2. Keep Things Simple.
3. Have Individual Fuse Boxes in Each Room
4. Replace Old Boilers.
5. Specify Fitted Furniture.
6. Avoid Textured Wallpaper.
7. Go Keyless.
8. Fit Shut Off Valves to all Appliances.
9. Go for Hard Wearing Flooring.
10. Target High Quality Tenants Only.



# Questions

Any Questions?

Additional Information Available Below:

<https://www.instagram.com/regionsdev/>

<http://www.regionsestates.com/>

