

Property Investment Business Plan

1. PROJECT OVERVIEW

- Investment Type: Property Flip
- Location: Wrexham, Wales
- Acquisition Budget: £80,000
- Renovation Budget: £20,000
- Total Investment: £100,000

2. MARKET ANALYSIS

Target Property Characteristics

- Price Range: £80,000 - £100,000
- Desired Areas: [Specific Postcodes/Neighborhoods]
- Property Types: 2-3 bedroom terraced/semi-detached
- Target Buyer Demographic: First-time buyers, young professionals

3. FINANCIAL PROJECTIONS

Acquisition Costs

- Purchase Price: £80,000
- Stamp Duty: Estimated £3,000
- Legal Fees: £1,500
- Survey/Valuation: £500

Renovation Costs

- Estimated Renovation Budget: £20,000
- Planned Improvements:
 - Kitchen modernization
 - Bathroom update
 - Painting/decorating
 - Minor structural repairs
 - Energy efficiency upgrades

Sales Projection

- Estimated Post-Renovation Value: £120,000 - £135,000
- Projected Gross Profit: £20,000 - £35,000
- Sales Costs:
 - Estate Agent Fees: 1-2%

- Legal Fees: £1,000
- Marketing: £500

4. TIMELINE

- Acquisition: [Month/Year]
- Renovation: 12-16 weeks
- Marketing/Sale: 4-6 weeks
- Total Project Duration: 7 months

5. RISK MITIGATION

- Contingency Fund: 15% of total budget
- Market Volatility Buffer: £5,000
- Multiple Exit Strategies
- Flexible Pricing Strategy

6. COMPLIANCE CONSIDERATIONS

- Planning Permission Requirements
- Building Regulations Compliance
- Energy Performance Certificate
- Party Wall Agreements (if applicable)

7. KEY PERFORMANCE INDICATORS

- Return on Investment (ROI) Target: 20-25%
- Minimum Acceptable Profit: £15,000
- Maximum Project Duration: 9 months

8. FINANCING STRUCTURE

- Capital Source: Partner Funding
- Profit Split: 80/20
- No external financing required

9. CONTINGENCY PLANNING

- Alternative Exit Strategies:
 - Rental if sale market unfavorable
 - Extended hold period
 - Partial renovation and sale