



Vada Prime LLC

# Property Deal Report: HMO - Wolves

## Deal Summary

Deal Details	Property Information
Investment Strategy: HMO	Investment Horizon (Months): 150
Company Branding: Vada Prime LLC	Appreciation Rate (% per year): 5.2
Contact Number: 07858980049	Annual Rental Growth (% per year): 1.5
Deal Name: HMO - Wolves	Supported Living Contract Length (Years):
Location: Wolverhampton	Additional Notes:
Property Type: HMO	Total Refurb Cost (£): 16850.0
Bedrooms: 6	Base Annual Rent (£): 33600.0
Bathrooms: 2	Financing Details:
Ownership Type: Freehold	Total Loan Amount (£): 0
Furnished Status: Furnished	Monthly Mortgage Payment (£): 0
Tenancy Status: Vacant	Total Acquisition Cost (£): 375802.0
Tenancy Expiry (MM/YYYY):	Cost of Investment (£): 379802.0
Management Company: Vada Prime LLC	Financing Recommendations: HMO Mortgage: Consider £287,000.00 at 5.5% for 20 years (Specialized loan for multi-tenant properties); Private Investors: Equity partners for higher upfront costs
Purchase Price (£): 350000	Economic Vacancy Rate (%): 8.33
Market Value (£): 410000	Economic Vacancy Loss (£): 2566.67
Estimated Refurb Cost (£): 16850.0	Adjusted Rental Income (£ Annual): 28233.33
Stamp Duty (£): 4500	Other Income (£ Annual): 2400.0
Legal Fees (£): 252	Effective Gross Income (£ Annual): 30633.33
Council Tax (Pre-Completion) (£):	NOI (£ Annual): 27033.33
Survey Fees (£):	Annual Repair Costs (£): 1200.0
Mortgage Arrangement Fees (£):	Total Monthly Debts (£): 300.0
Broker Fees (£):	Total Annual Debts (£): 3600.0
Contingency Fund (£): 2500	Monthly Cashflow (£): 2700.0
Capex (£):	Annual Cashflow (£): 32400.0
Planning Permission Fees (£): 850	Net Cash Flow (£ Annual): 27033.33
Sourcing Fee (£): 4000	Gross Rental Yield (%): 8.8
HMO Licensing Fees (£): 850	Net Rental Yield (%): 7.72
GDV (£):	Cash-on-Cash Return (%): 8.62



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Initial Investment (£):	Cap Rate (%): 6.59
Monthly Return (£ at 70%):	ROI (%): 7.72
Total Return (£):	Debt (as percentage): 0.0
Market Rent (£ PCM): 1500	Income Over Debt: 8.51
Current Rent (£ PCM): 2800.0	DTI Ratio (%): 10.0
Other Income (£ PCM): 200	Loan-to-Value Ratio (%): 0.0
Management/Bills Cost (£ PCM):	Gross Rental Multiplier: 11.36
Operating Costs (£ PCM): 200	Rent-to-Price Ratio: 0.008
Service Charge (£ Annual):	PGI (£ Annual): 33200.0
Ground Rent (£ Annual):	Loan Paydown (£ Annual): 0
Insurance Costs (£ Annual):	Return on Equity (%): 6.59
Monthly Repairs (£): 100	Flip Profit (£): 0
Void Periods (Months/Year): 1	Hands-Off ROI (%): 0
Hands-Off Management Fee (%):	HMO Room Rent (£ PCM): 250.0
Selling Costs (£):	Profit from Sale (£): 760775.58
Capital Gains Tax Estimate (£):	IRR (%): 12.38
	Risk Factors: Insufficient funding: £375,802.00 shortfall; HMO licensing costs: Regulatory and compliance risk; Long breakeven period (12 years): Delayed returns

### Units and Refurbishment Breakdown

Unit 1, 3, 5...	Unit 2, 4, 6...
Unit 1: Rent £650.00	Unit 2: Rent £650.00
Bathroom: £5,500.00	Painting: £550.00
Total Refurbishment Cost: £5,500.00	Furnishings: £600.00
Unit 3: Rent £650.00	Total Refurbishment Cost: £1,150.00
Hardware and Fixtures: £1,100.00	Unit 4: Rent £850.00
Bathroom: £8,000.00	Flooring: £1,100.00
Total Refurbishment Cost: £9,100.00	Total Refurbishment Cost: £1,100.00

### Financial Analysis

Net Profit at Occupancy Rates	Cash Flow Projections (150 months)
50%: £13,000.00	Year 1: £29,600.00
70%: £19,640.00	Year 2: £59,662.00



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80%: £22,960.00	Year 3: £90,192.93
100%: £29,600.00	Year 4: £121,199.82
	Year 5: £152,689.82
	Year 6: £184,670.17
	Year 7: £217,148.22
	Year 8: £250,131.44
	Year 9: £283,627.42
	Year 10: £317,643.83
	Year 11: £352,188.48
	Year 12: £387,269.31

### Growth Projections

Equity Growth (5.2% per year)	Rental Growth (1.5% per year)
Year 1: £410,000.00	Year 1: £33,200.00
Year 2: £431,320.00	Year 2: £33,662.00
Year 3: £453,748.64	Year 3: £34,130.93
Year 4: £477,343.57	Year 4: £34,606.89
Year 5: £502,165.43	Year 5: £35,090.00
Year 6: £528,278.04	Year 6: £35,580.35
Year 7: £555,748.50	Year 7: £36,078.05
Year 8: £584,647.42	Year 8: £36,583.22
Year 9: £615,049.08	Year 9: £37,095.97
Year 10: £647,031.64	Year 10: £37,616.41
Year 11: £680,677.28	Year 11: £38,144.66
Year 12: £716,072.50	Year 12: £38,680.83

### Key Performance Indicators

Key Timeframes	Performance Metrics
Breakeven Period: 12 years	Deal Name: HMO - Wolves
Refurb and Other Costs Payoff: 1 years	Strategy: HMO
	PGI (£ Annual): 33200.0
	Economic Vacancy Rate (%): 8.33
	Economic Vacancy Loss (£): 2566.67



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	Adjusted Rental Income (£ Annual): 28233.33
	Other Income (£ Annual): 2400.0
	Effective Gross Income (£ Annual): 30633.33
	Gross Rental Yield (%): 8.8
	Income Over Debt: 8.51
	Debt (as percentage): 0.0
	Gross Rental Multiplier: 11.36
	Loan-to-Value Ratio (%): 0.0
	Monthly Repairs (£): 100
	Total Monthly Debts (£): 300.0
	Total Annual Debts (£): 3600.0
	Rent-to-Price Ratio: 0.008
	Monthly Cashflow (£): 2700.0
	Annual Cashflow (£): 32400.0
	Annual Repair Costs (£): 1200.0
	DTI Ratio (%): 10.0
	Cost of Investment (£): 379802.0
	Cash-on-Cash Return (%): 8.62
	Cap Rate (%): 6.59
	Net Cash Flow (£ Annual): 27033.33
	Loan Paydown (£ Annual): 0
	Net Rental Yield (%): 7.72
	Return on Equity (%): 6.59
	ROI (%): 7.72
	Flip Profit (£): 0
	Hands-Off ROI (%): 0
	NOI (£ Annual): 27033.33
	Profit from Sale (£): 760775.58
	Net Profit 50% (£): 13000.0
	Net Profit 70% (£): 19640.0
	Net Profit 80% (£): 22960.0
	Net Profit 100% (£): 29600.0
	Status: Pending
	Time to Sell (days): N/A
	Investor Interest Count: 1

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	IRR (%): 12.38
	Alerts: ROI (7.72%) below threshold (10.0%); Cash-on-Cash (8.62%) below threshold (15.0%)

**Investor Details**

Investor Group A	Investor Group B
Name: Adam Robinson Email: mradamrobinson@vadaprime.com Phone: 07858980049 Interest: 2 Notes: Screened. Forms signed.	

**Visual Analysis**



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## Investment vs Return/Value

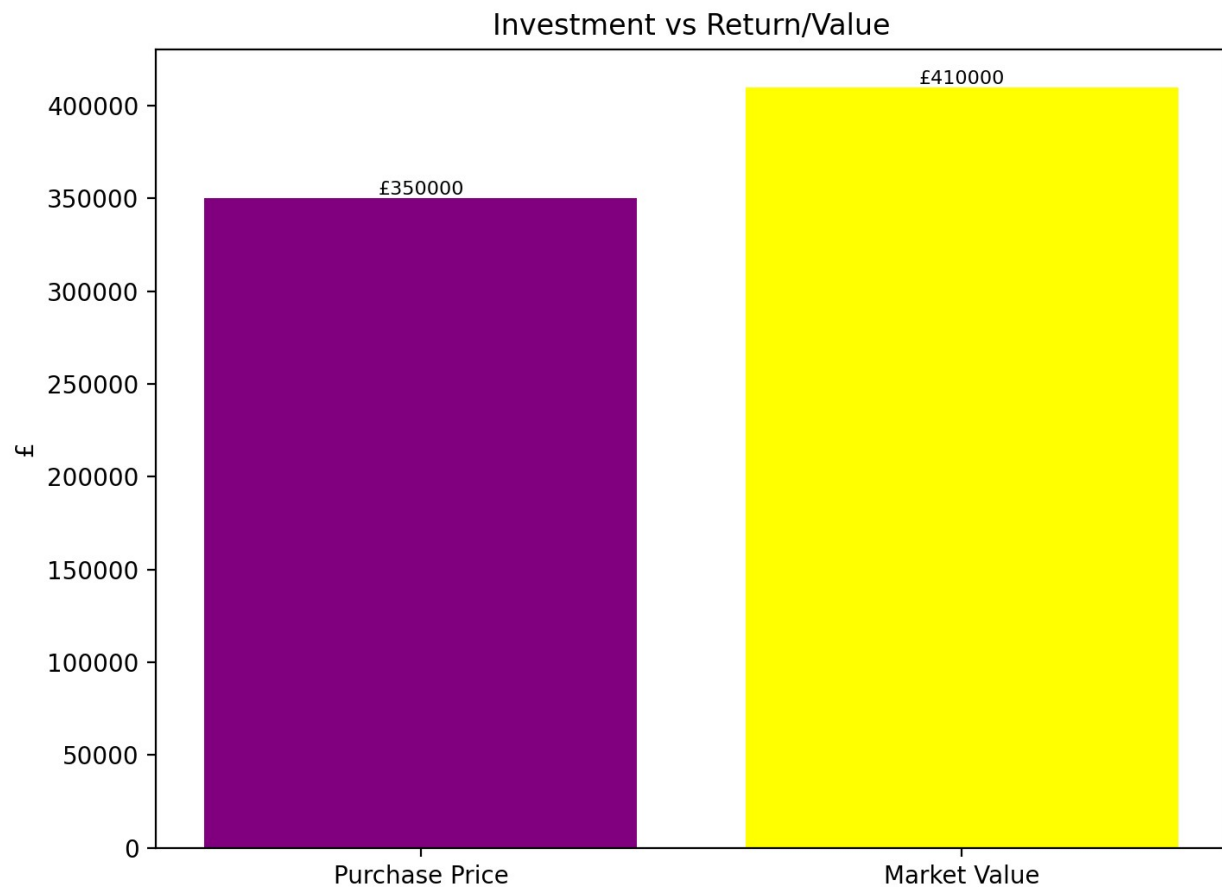


Figure: Investment vs Return/Value - Analysis of property performance



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## Cost Breakdown

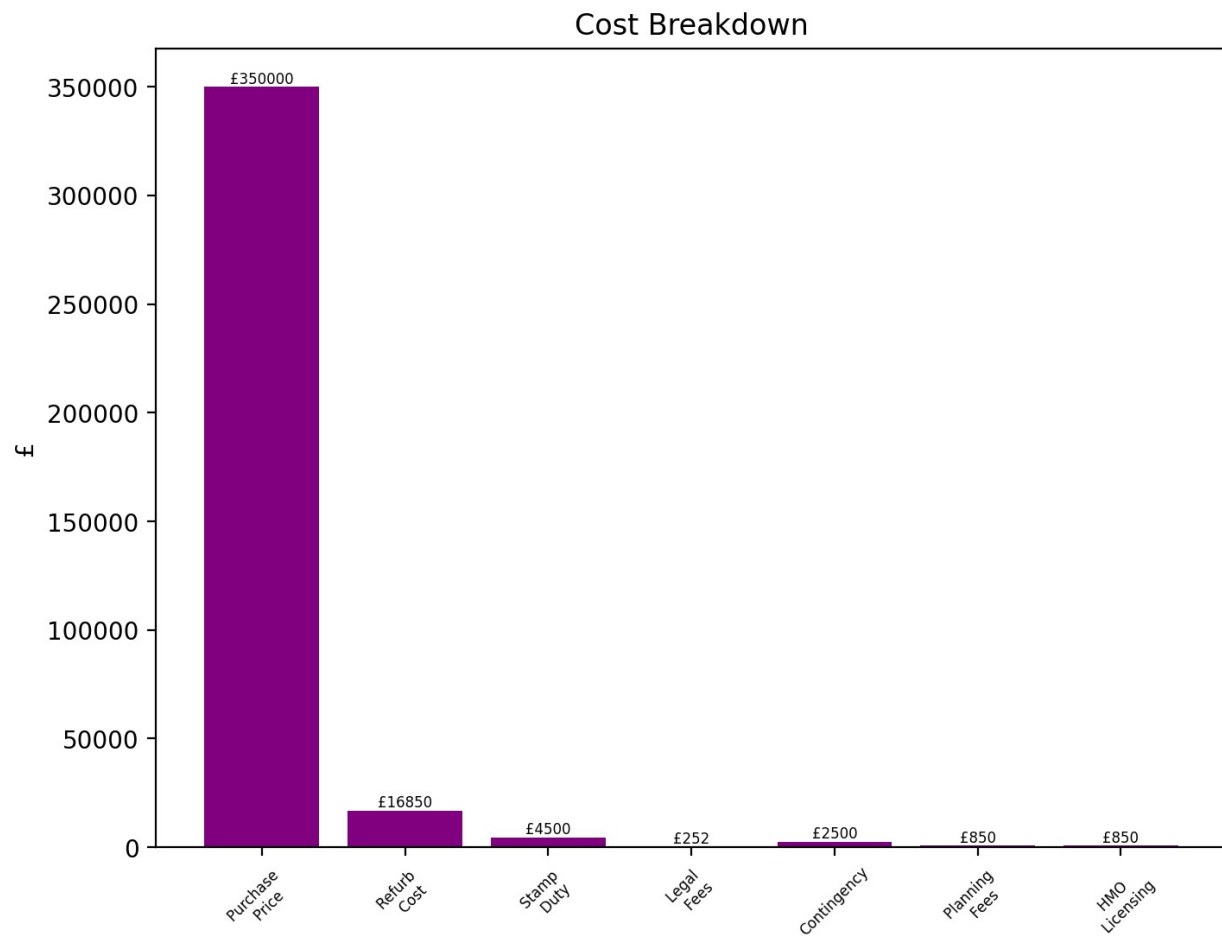


Figure: Cost Breakdown - Analysis of property performance



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## Cash Flow Projections

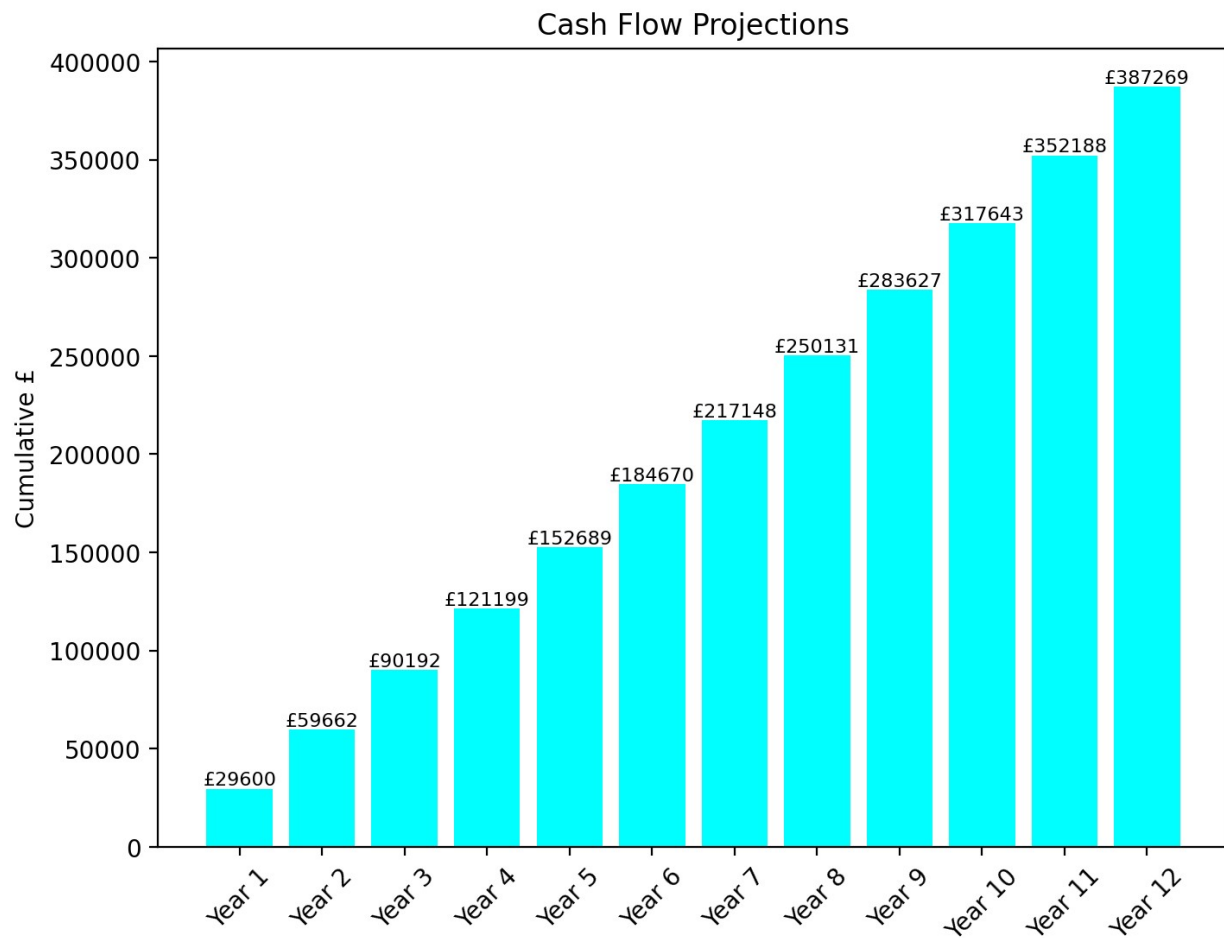


Figure: Cash Flow Projections - Analysis of property performance





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## Cash Flow Waterfall

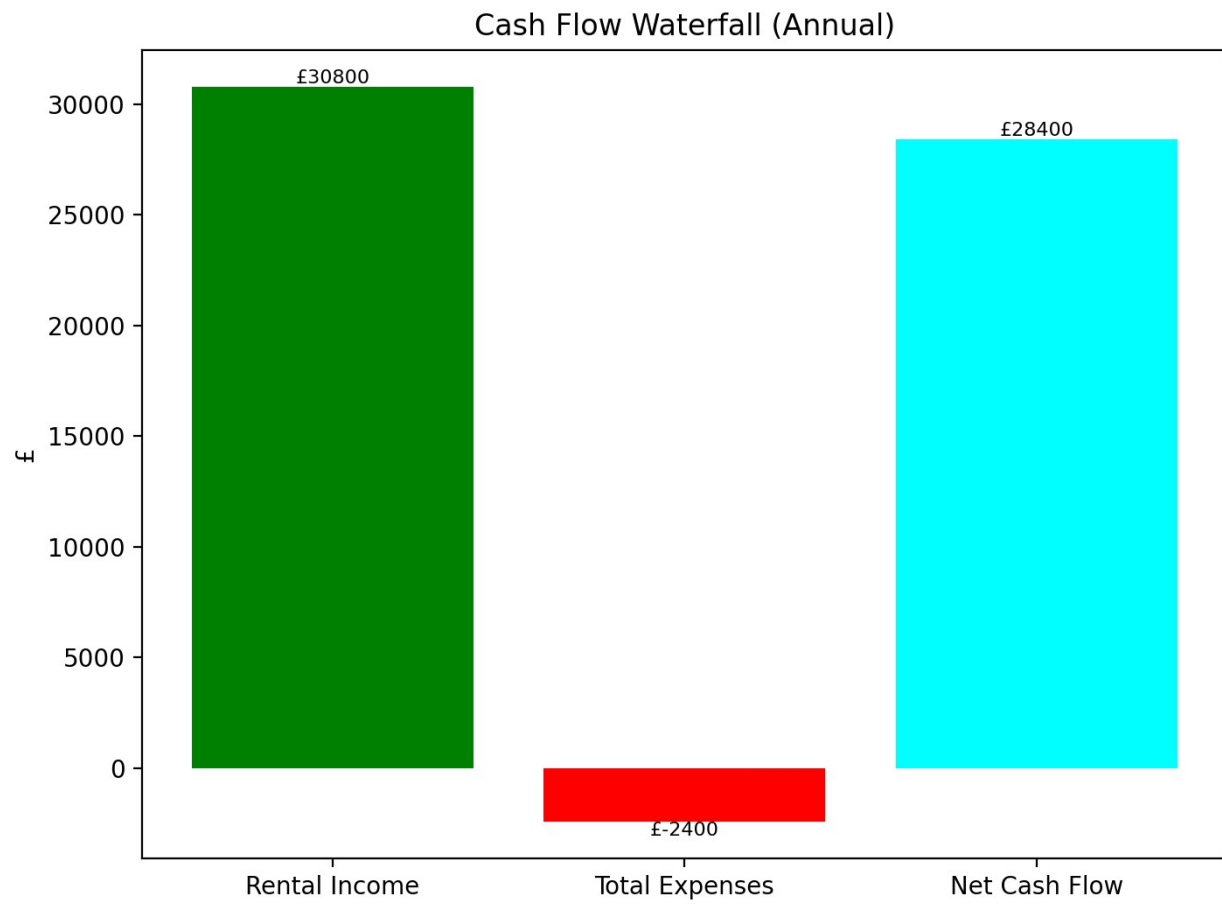


Figure: Cash Flow Waterfall - Analysis of property performance



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## Investor Interest

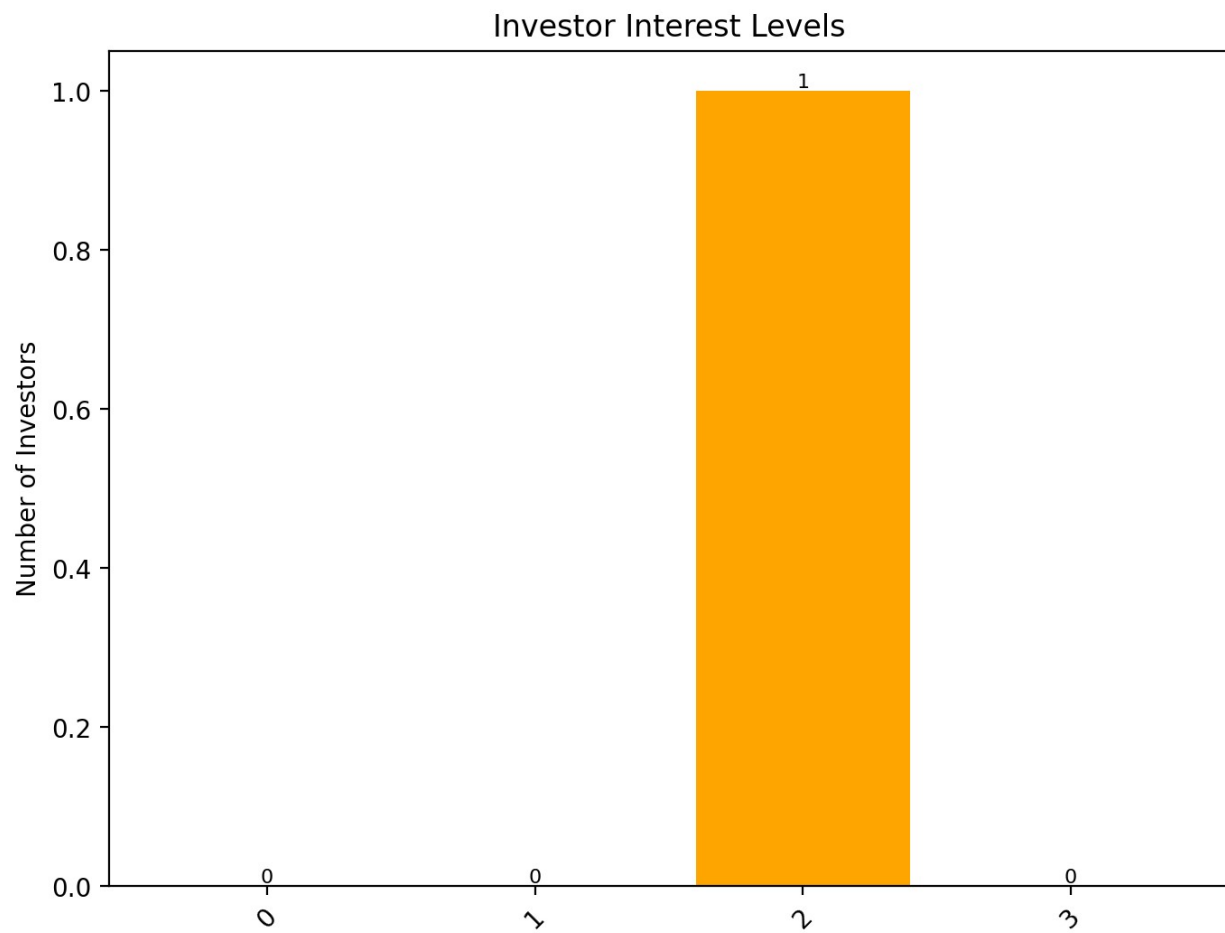
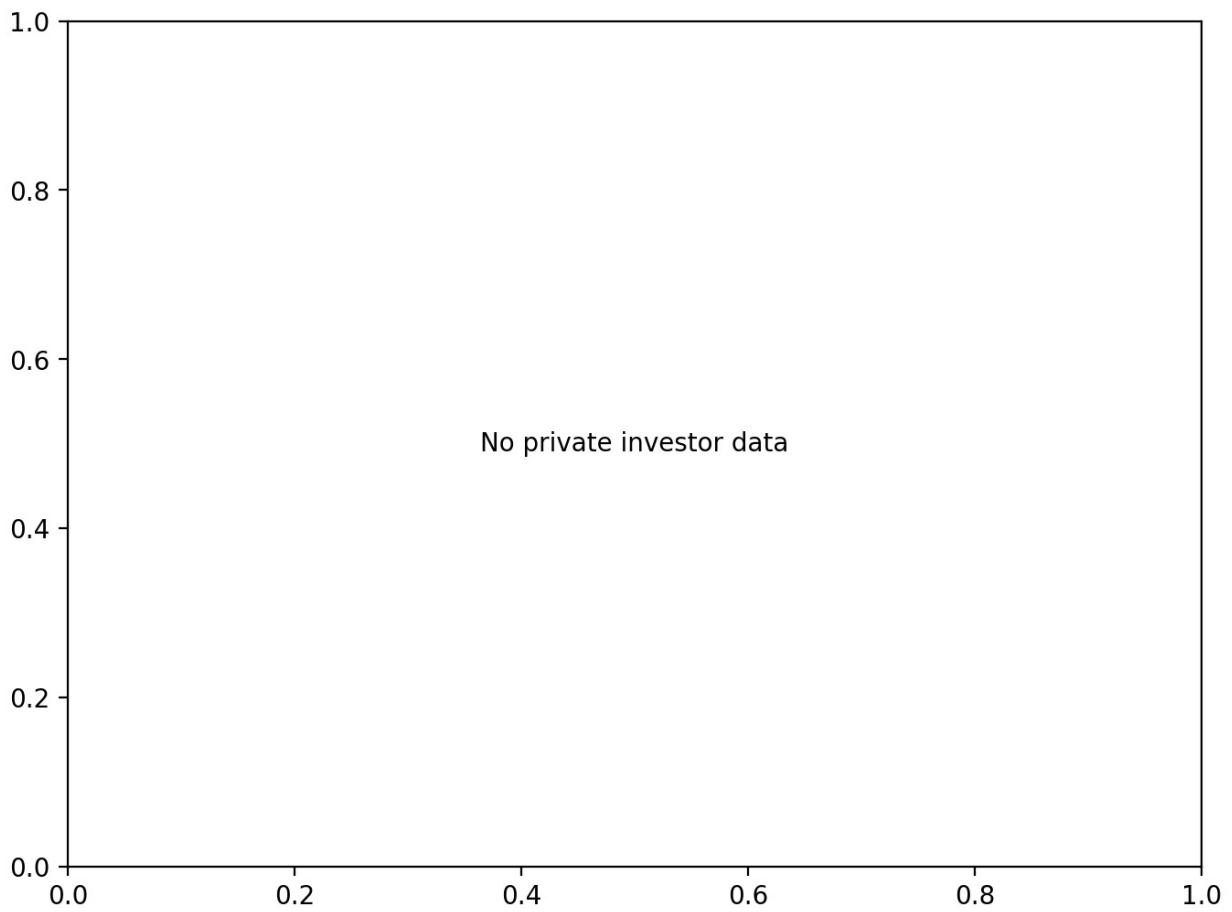


Figure: Investor Interest - Analysis of property performance



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## Private Investor Returns



*Figure: Private Investor Returns - Analysis of property performance*



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## Strategy Comparison

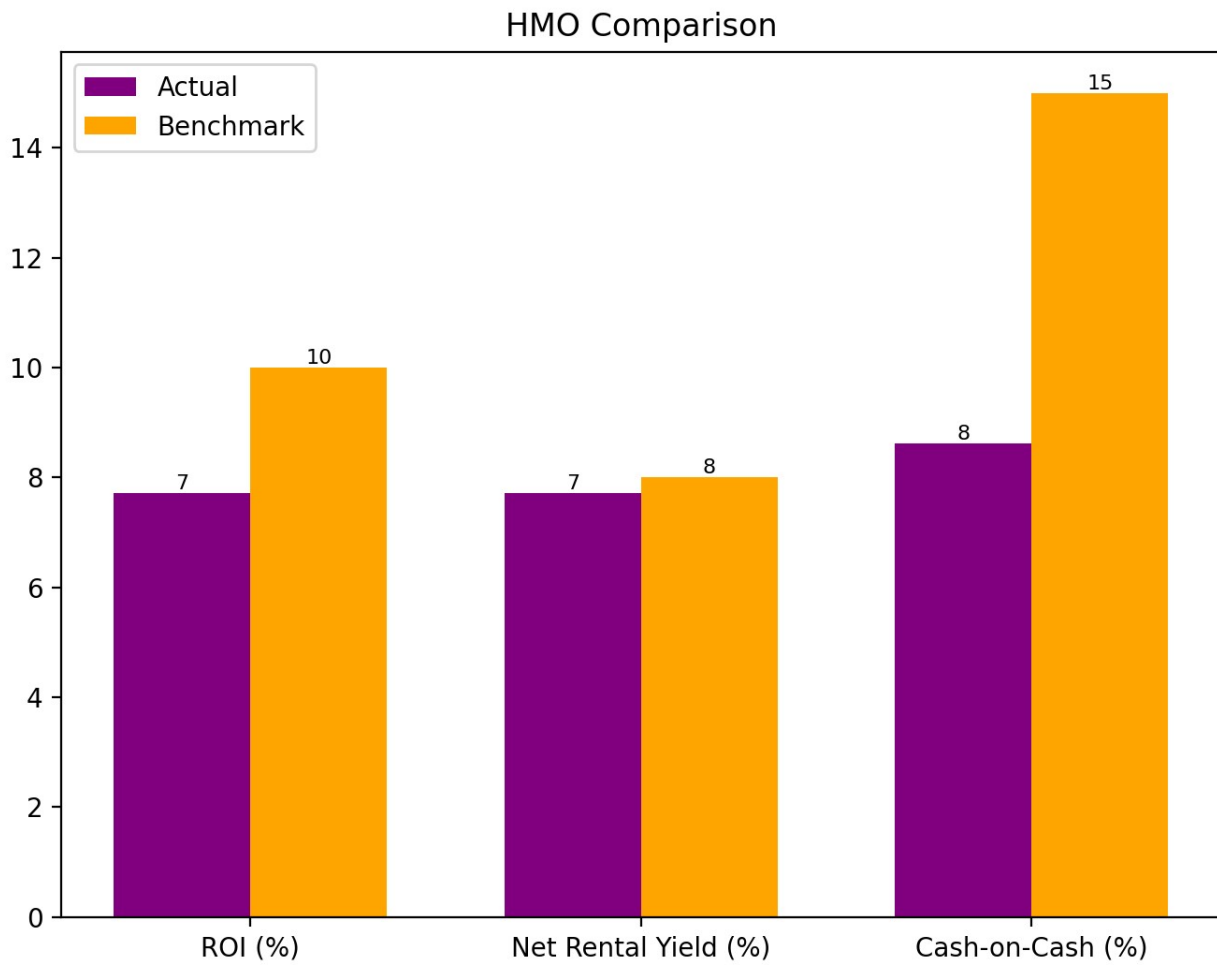


Figure: Strategy Comparison - Analysis of property performance



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## NOI Over Time

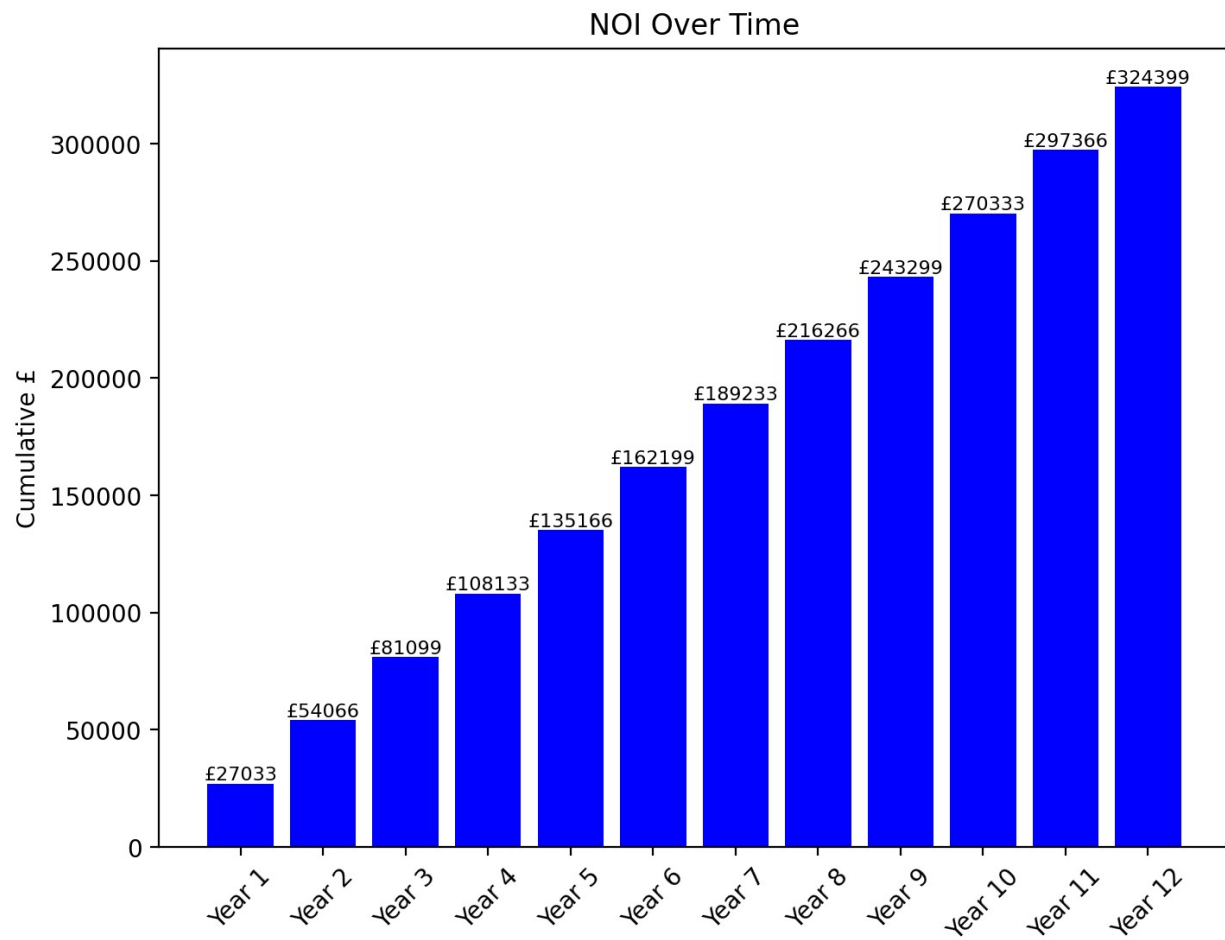


Figure: NOI Over Time - Analysis of property performance



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## Net Profit by Occupancy

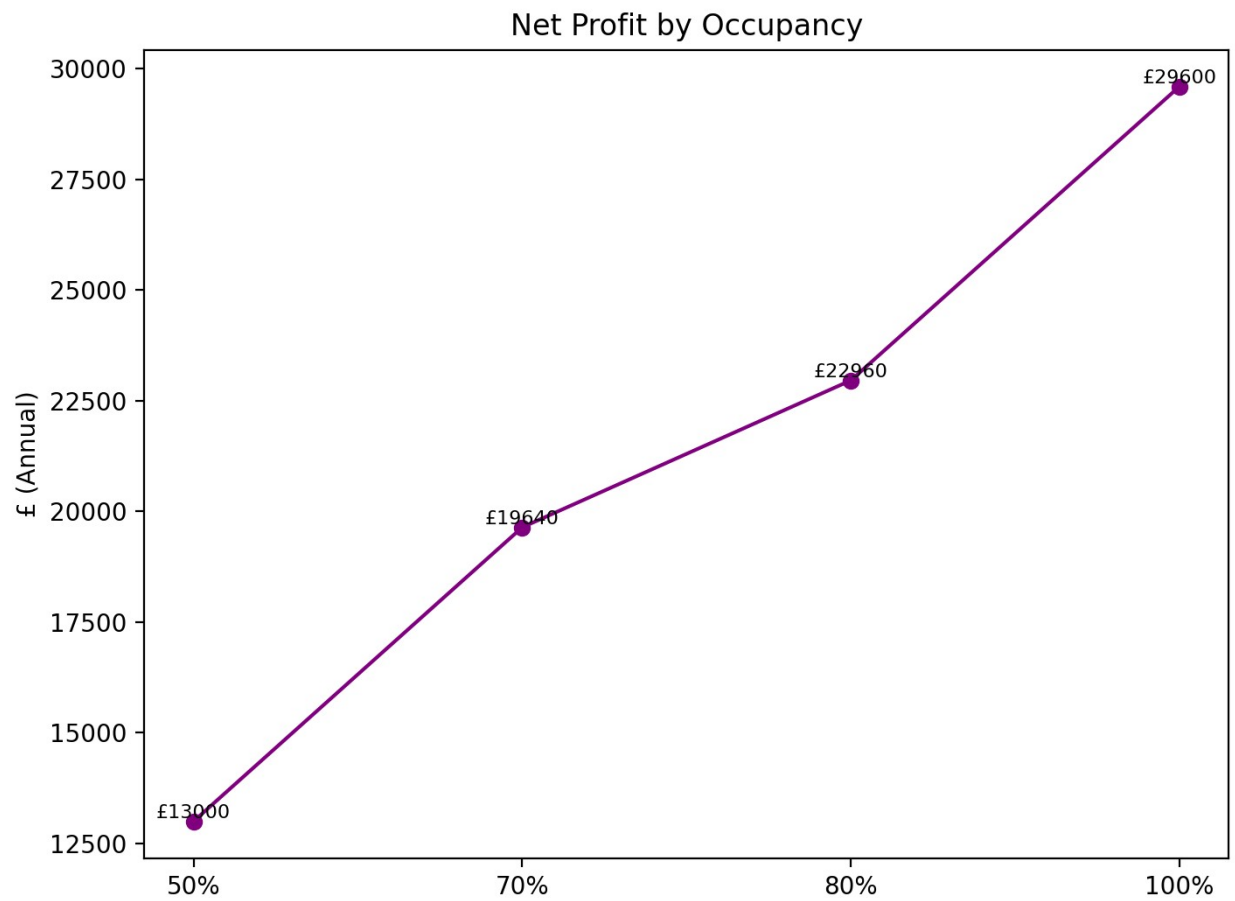


Figure: Net Profit by Occupancy - Analysis of property performance



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## Rental Growth

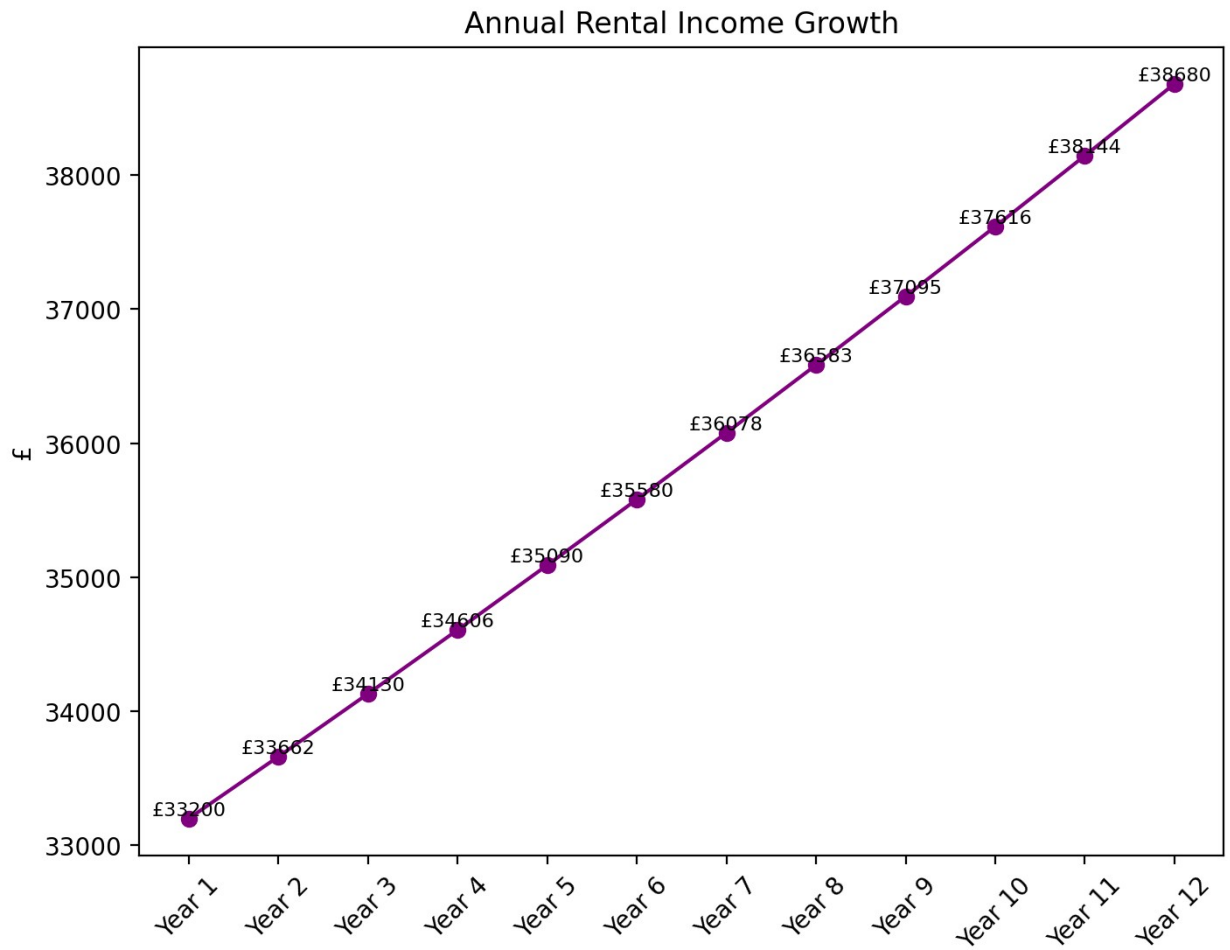


Figure: Rental Growth - Analysis of property performance



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## Equity Growth

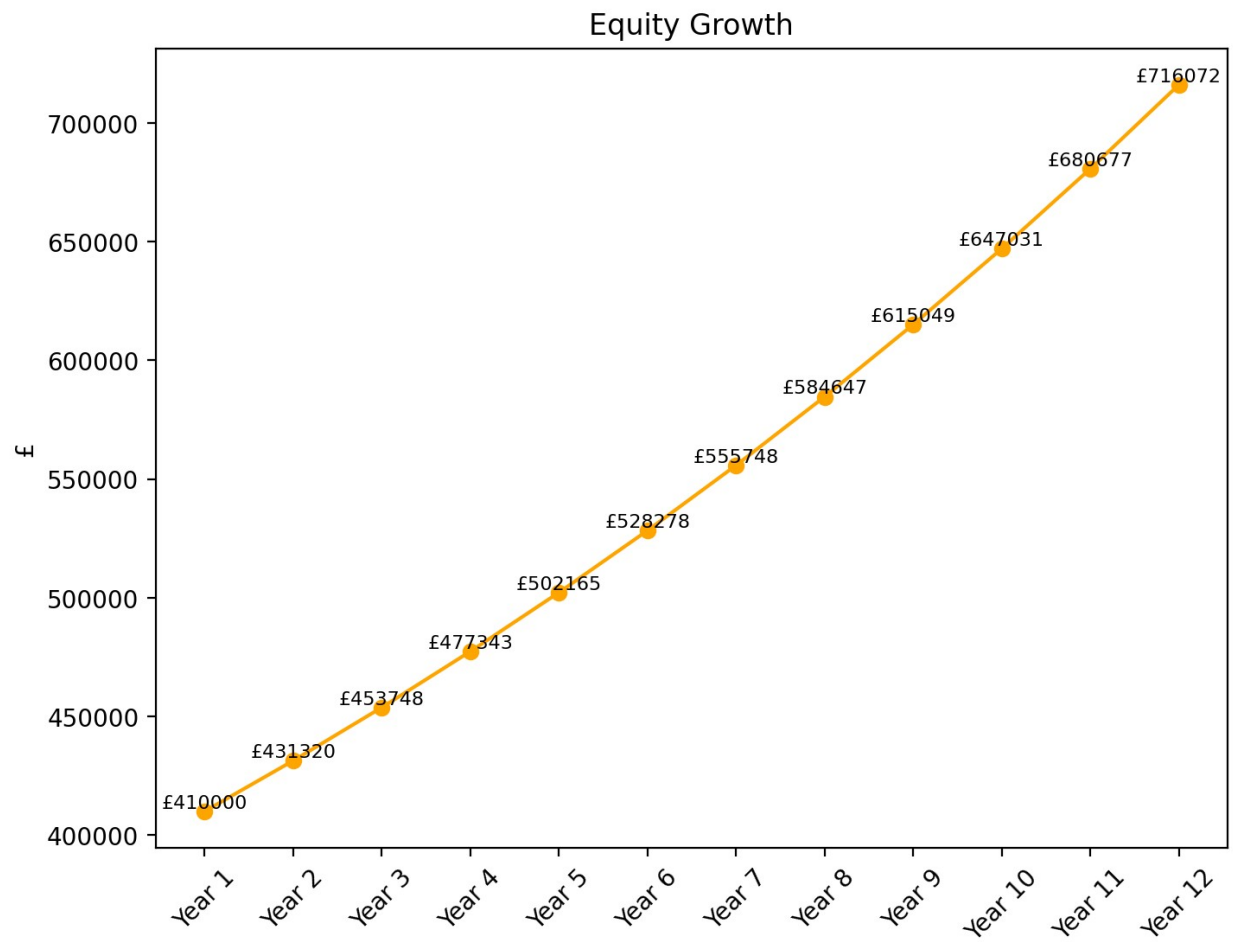


Figure: Equity Growth - Analysis of property performance





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## Refurb and Other Costs

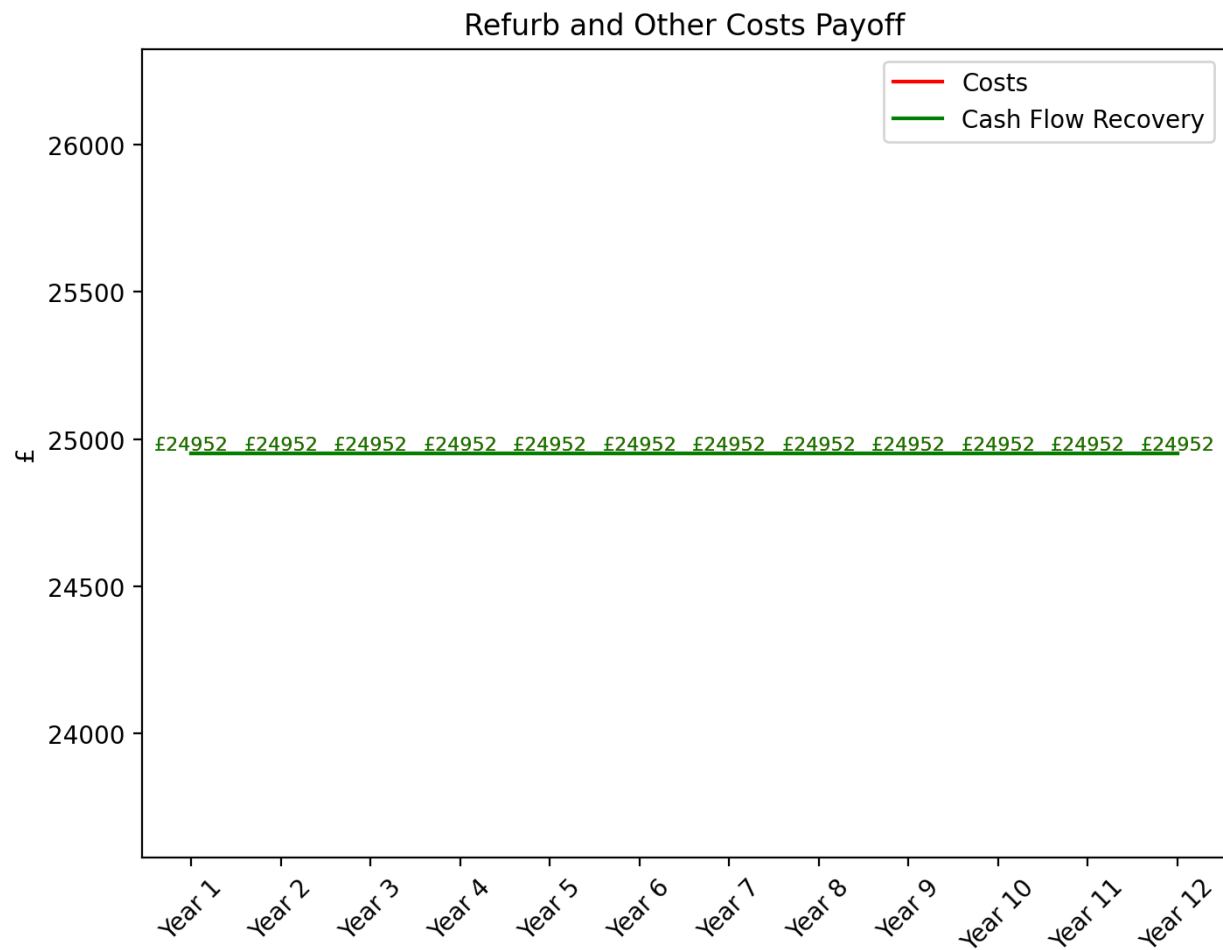


Figure: Refurb and Other Costs - Analysis of property performance



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## NOI vs Cash Flow

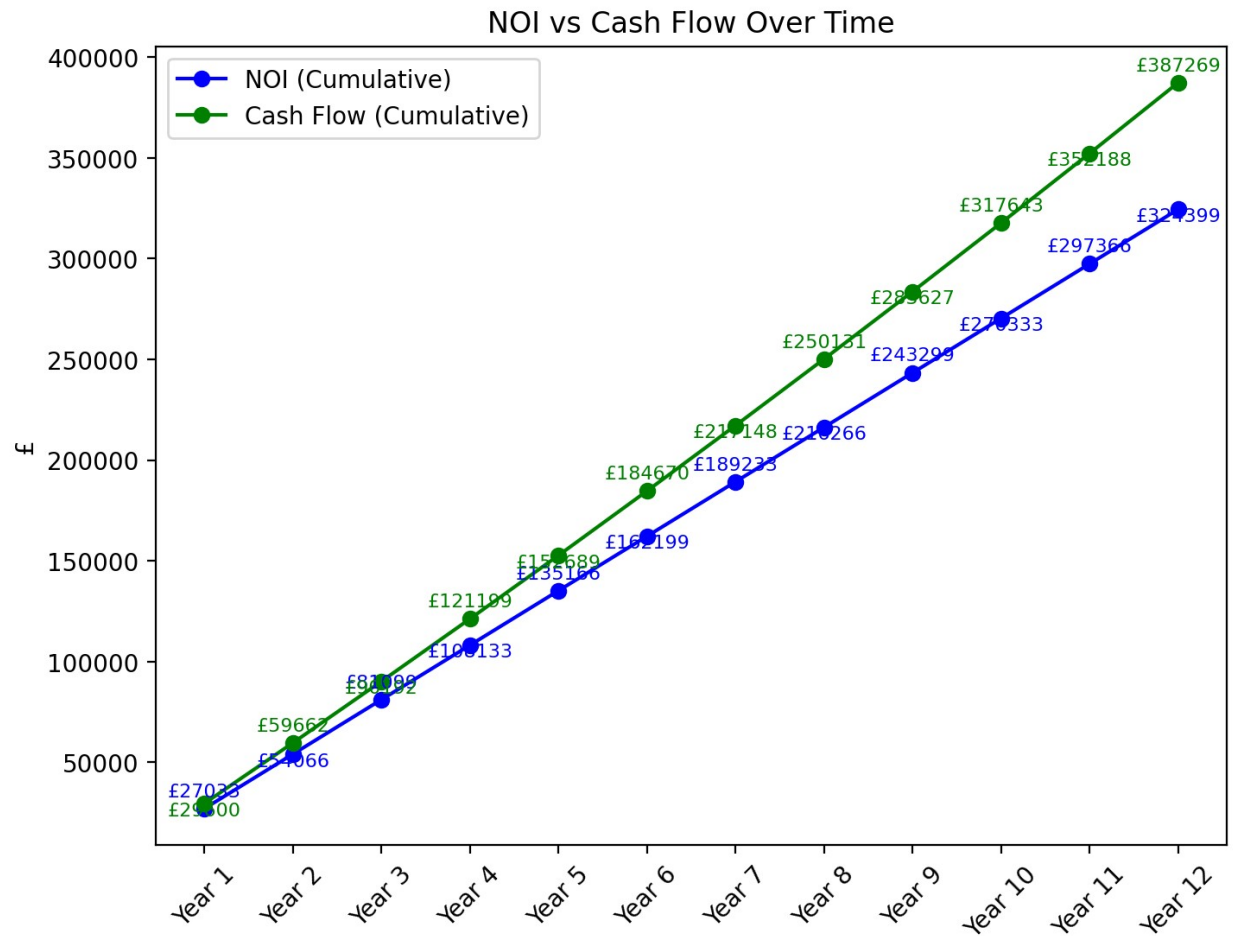


Figure: NOI vs Cash Flow - Analysis of property performance



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## IRR Profile

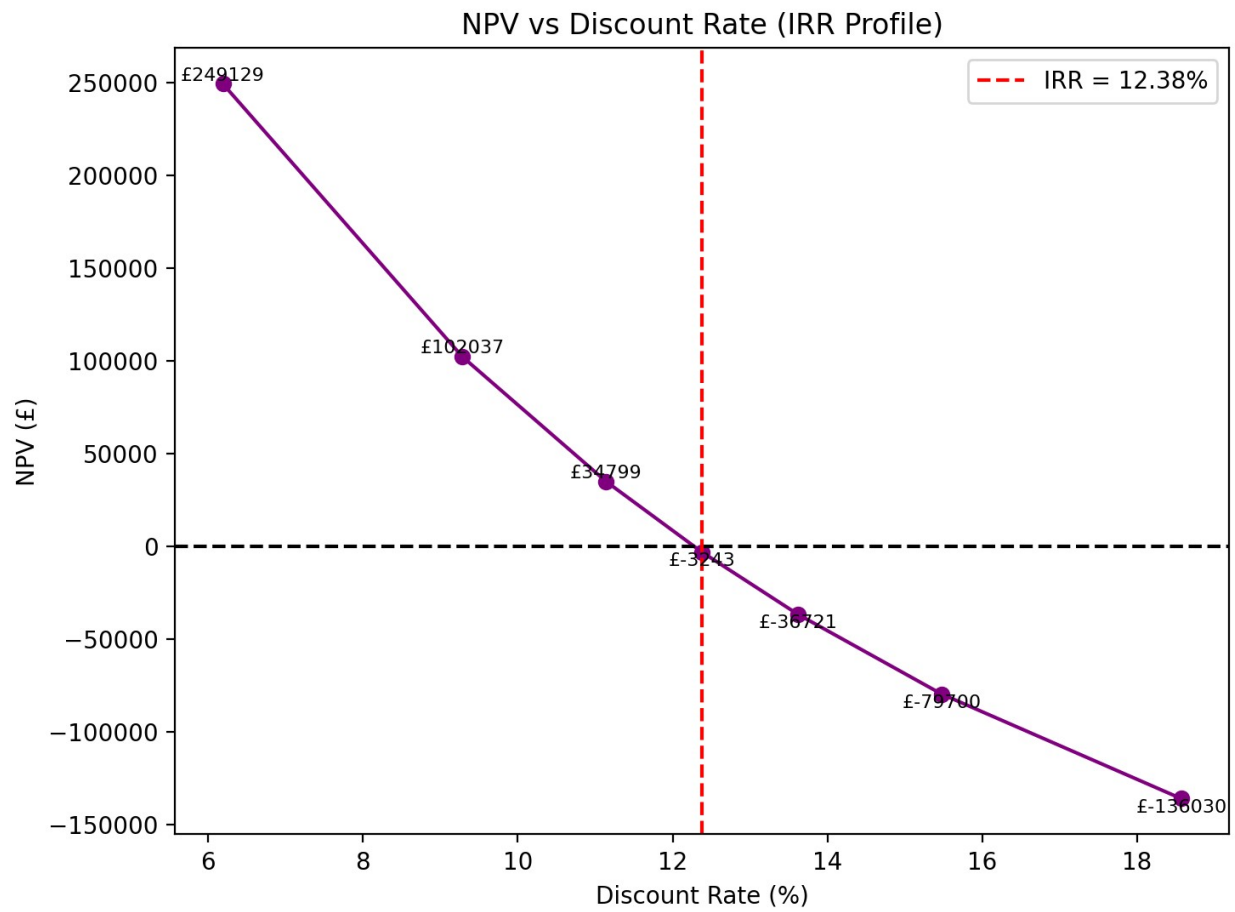


Figure: IRR Profile - Analysis of property performance



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## KPI Trends

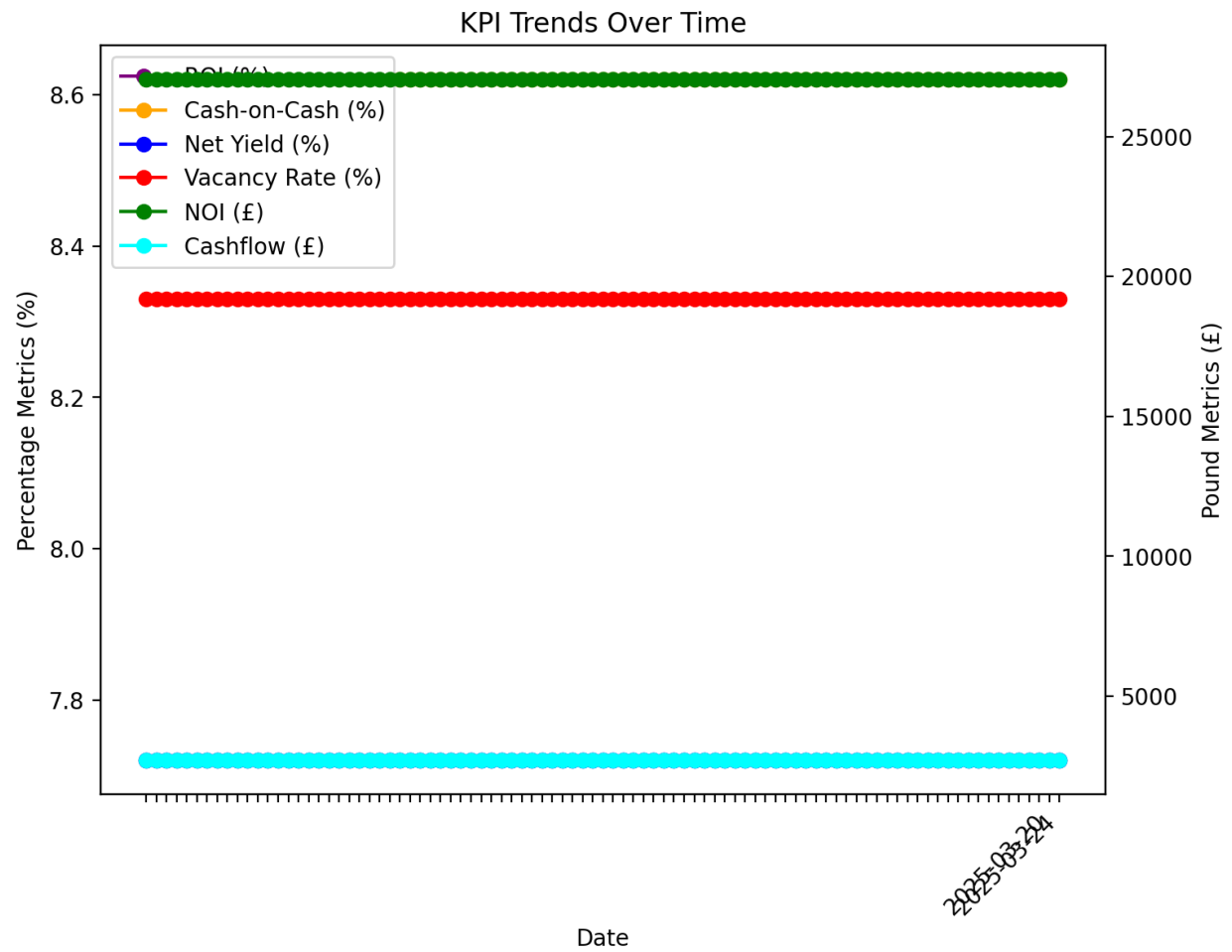
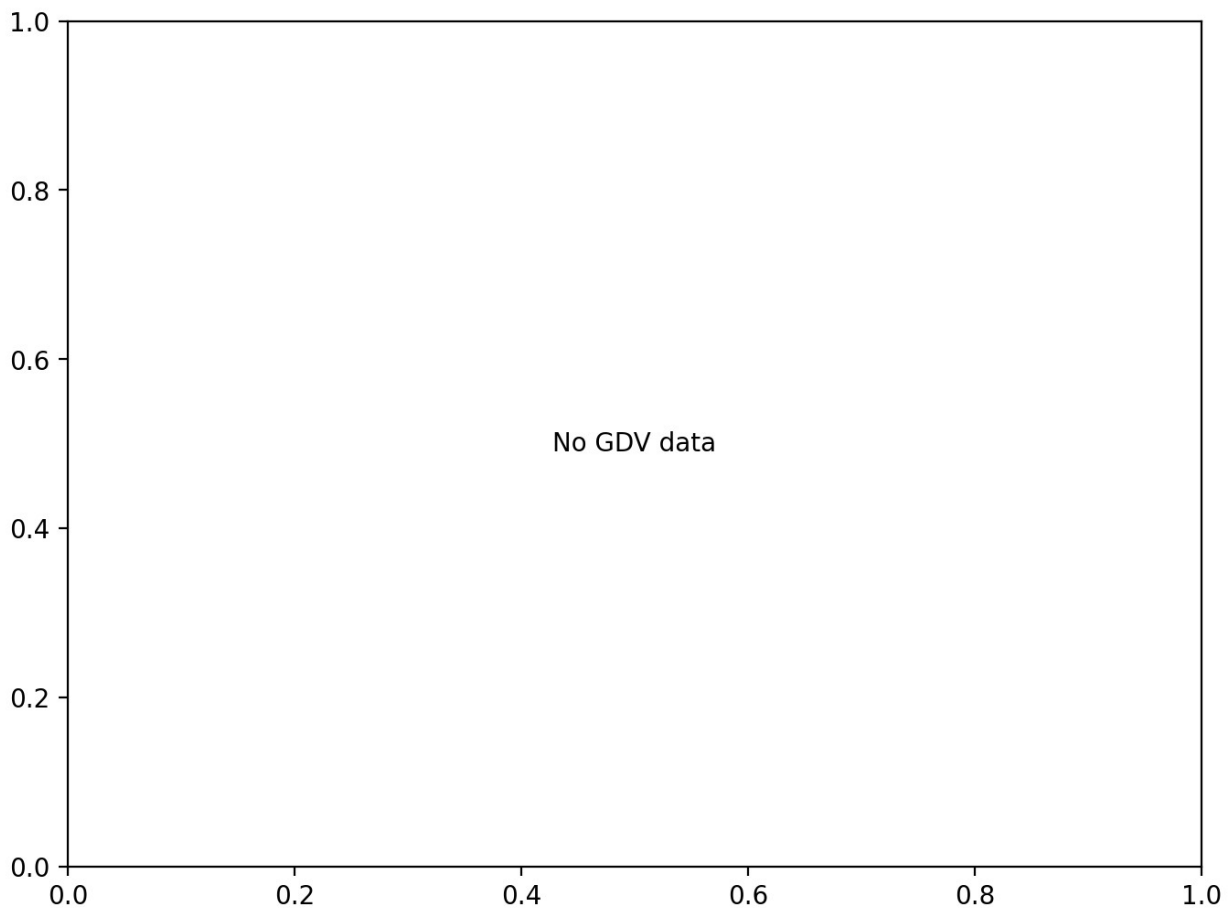


Figure: KPI Trends - Analysis of property performance



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## GDV Breakdown



*Figure: GDV Breakdown - Analysis of property performance*



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## **Contact Information**

**For more information about this investment opportunity, please contact us:**

Phone: 07858980049

Email: Not provided