

# Property Investment Proposal

## 1. PROPERTY DETAILS

- Address: [Specific Property Address]
- Postcode: [Specific Postcode]
- Property Type: Terraced House
- Bedrooms: 2
- Current Condition: Requires moderate renovation

## 2. ACQUISITION STRATEGY

### Purchase Parameters

- Estimated Purchase Price: £80,000
- Market Value Estimate: £120,000 - £135,000
- Potential Equity Gain: £40,000 - £55,000

## 3. RENOVATION PLAN

### Proposed Improvements

- Kitchen Modernization: £7,000
- Bathroom Update: £3,500
- Painting/Decorating: £2,500
- Flooring Replacement: £3,000
- Minor Structural Repairs: £4,000
- Total Renovation Budget: £20,000

## 4. FINANCIAL PROJECTION

### Investment Breakdown

- Purchase Cost: £80,000
- Renovation Cost: £20,000
- Total Investment: £100,000
- Estimated Post-Renovation Value: £130,000
- Projected Gross Profit: £30,000

## 5. TIMELINE

- Acquisition: [Proposed Month]
- Renovation Duration: 12-16 weeks

- Marketing/Sale Period: 4-6 weeks
- Total Project Timeline: 7 months

## **6. MARKET POSITIONING**

- Target Buyer: First-time buyers, young professionals
- Competitive Advantage: Modern finishes, move-in ready condition

## **7. EXIT STRATEGY**

- Primary Method: Open market sale
- Backup Option: Short-term rental if market unfavorable