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Pembrokeshire Portfolio

A local developer passed away leaving an estate including 8 properties;
They were all tenanted Buy To Let investments with varying lengths of rental lease remaining;
The beneficiaries lived overseas and wanted to liquidate the assets;
We compiled reports including valuations, rental yields, tenancy leases and renovation uplift;
The beneficiaries instructed us to renovate the properties as and when they became vacant
and to manage the subsequent sale;
We successfully managed the portfolio, communicated with tenants and assisted with finding
the tenants new homes at no extra costs as leases expired over several years.

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The portfolio consisted of the following properties:

- Flat 6 The Green
- Bridgend Terrace
- Dimond Terrace
- Milton Terrace
- 2 Lane Head
- Beach Road
- Hakin Point (1)
- Hakin Point (2)





Initial Valuations

- Flat 6 The Green - £100,000, 2016
- Bridgend Terrace - £65,000, 2016
- Dimond Terrace - £115,000, 2016
- Milton Terrace - £75,000, 2017
- 2 Lane Head - £155,000, 2018
- Beach Road - £80,000, 2018
- Hakin Point (1) - £140,000, 2019
- Hakin Point (2) - £140,000, 2019

Refurbishment Costs

- Flat 6 The Green - £5,000
- Bridgend Terrace - £40,000
- Dimond Terrace - £45,000
- Milton Terrace - £65,000
- 2 Lane Head - £60,000
- Beach Road - £50,000
- Hakin Point (1) - £30,000
- Hakin Point (2) - £70,000



Final Sales Prices & Overview

<u>Address</u>	<u>Property Value</u>	<u>Cost of works</u>	<u>Resale value</u>	<u>Uplift</u>	<u>Percentage Increase in Value</u>
Flat 6 The Green	£100,000	£5,000	£135,000	£30,000	35%
Bridgend Terrace	£65,000	£40,000	£125,000	£20,000	92%
Dimond Terrace	£115,000	£45,000	£172,500	£15,000	50%
Milton Terrace	£75,000	£65,000	£175,000	£45,000	133%
2 Lane Head	£155,000	£60,000	£275,000	£60,000	77%
Beach Road	£80,000	£50,000	£170,000	£40,000	113%
Hakin Point (1)	£140,000	£30,000	£400,000	£230,000	186%
Hakin Point (2)	£140,000	£70,000	£400,000	£190,000	186%
				<u>£630,000</u>	<u>109%</u>



Outcome

£630,000 Uplift

109%

**AVERAGE INCREASE
IN VALUE**

Our experienced property consultants prepared detailed reports, including valuations of the properties in their existing condition as well as the potential value if the properties were in excellent condition.

Also included within the reports was our suggested marketing strategy including agent recommendations and pricing, together with renovation ideas supported by the estate agent valuations.

Once the renovations had been finished, the estate agents who originally valued the properties re-attended to carry out new valuations. The properties were then placed on the open market and sold.

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