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SALES
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MANAGEMENT

# HMO Investment Portfolio, Southampton

## Guide Price £1,050,000

**HMO INVESTMENT PORTFOLIO | 20 BEDROOMS | SOUTHAMPTON**
**Guide Price: £1,050,000**

An opportunity to acquire an established portfolio of three HMOs across Southampton's SO15 and SO16 postcodes, comprising two six-bedroom properties on Severn Road and a detached eight-bedroom property on Emsworth Road, providing 20 bedrooms in total.

All three properties are currently reported as fully occupied with no rental arrears. The seller advises that the properties hold the necessary HMO licences and planning consents, subject to verification.

**PROPERTY BREAKDOWN**

**Severn Road, SO16 – Property One:** Six-bedroom professional HMO. Assumed annual rent: £35,868 | Estimated annual profit: £14,268.

**Severn Road, SO16 – Property Two:** Six-bedroom professional HMO. Assumed annual rent: £38,748 | Estimated annual profit: £15,948.

**Emsworth Road, SO15:** Detached eight-bedroom professional HMO, with further development potential subject to planning permission and relevant consents. Assumed annual rent: £51,707 | Estimated annual profit: £21,227.

**COMBINED INVESTMENT FIGURES**
Total bedrooms: 20 | Assumed annual rental income: £126,323 | Estimated annual profit: £51,443 | Indicative gross rental yield: 11.92% | Guide price: £1,050,000.

Figures are based on supplied assumptions. Net cash flow allows for assumed mortgage and operating expenses. Returns are not guaranteed.

Independent legal, financial and tax advice is recommended.

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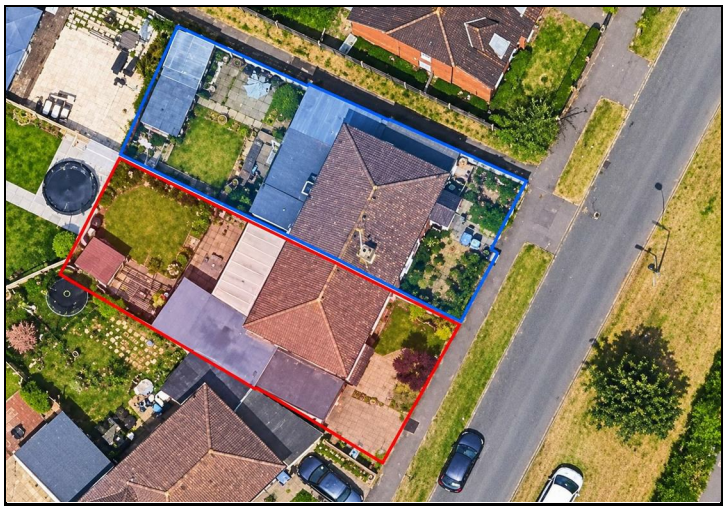
# RENTAL YIELD
ASSUMED FIGURES

| Property Size / Letting Type | SEVERN 6 BED Professional | SEVERN 6 BED Professional | EMSWORTH ROAD 8 BED Professional |
|---|---|---|---|
| Purchase Price | 300,000 | 325,000 | 435,000 |
| Mortgage (75%) | 225,000 | 243,750 | 326,250 |
| Deposit (25%) | 75,000 | 81,250 | 108,750 |
| Solicitors Fees | 3,000 | 3,000 | 3,000 |
| Stamp Duty | 17,500 | 20,000 | 34,000 |
| Mortgage Fee | 1,000 | 1,000 | 1,000 |
| Valuation | 800 | 800 | 800 |
| Survey | 1,500 | 1,500 | 1,500 |
| Renovation Cost | 1,500 | 1,500 | 1,500 |
| **Total Cash Needed** | **117,800** | **128,550** | **172,050** |
| **Income** | | | |
| Gross Rental Income (Per Annum) | 35,868 | 38,748 | 51,707.88 |
| PCM (Total) | 2,989 | 3,229 | 4,309 |
| **Total Per Annum** | **35,868** | **38,748** | **51,707.88** |
| **Expenses** | | | |
| Bills | 7,200 | 7,200 | 9,600 |
| Council Tax | 0 | 0 | 0 |
| Water | 0 | 0 | 0 |
| Cleaner | 0 | 0 | 0 |
| Mortgage | 14,400 | 15,600 | 20,880 |
| Phone/Net | 0 | 0 | 0 |
| **Total Expenses** | **21,600** | **22,800** | **30,480** |
| **Net Profit** (Per Annum) | **14,268** | **15,948** | **21,227.88** |
| **Approx. % Return (ROI)** | **12.11%** | **12.41%** | **12.34%** |

## KEY FEATURES

- Three-property HMO investment portfolio
- Guide Price: £1,050,000
- 20 lettable bedrooms across three properties
- Two six-bedroom HMOs on Severn Road, SO16
- Detached eight-bedroom HMO on Emsworth Road, SO15
- Assumed combined annual rental income of £126,323
- Estimated Combined Return on Investment (ROI): 12.30%
- Seller reports HMO licences and relevant planning consents in place
- Potential company share purchase and further development opportunities, subject to relevant approvals
- Location : Southampton







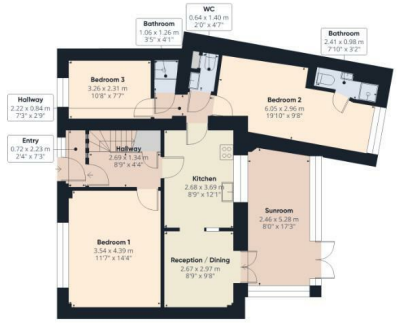



Please close this door quietly at all times. Do not slam it. Thank you
this door needs to be kept locked at all times between 9pm and 7am. Thanks.
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Ground Floor




Floor 1

Approximate total area(1)

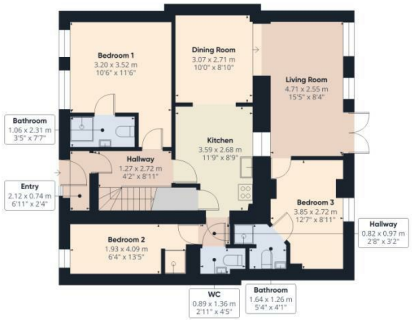
122.9 m²

1323 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Ground Floor




Floor 1

Approximate total area(1)

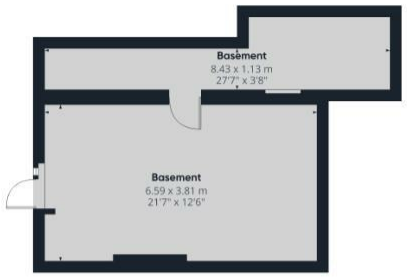
116.2 m²

1251 ft²

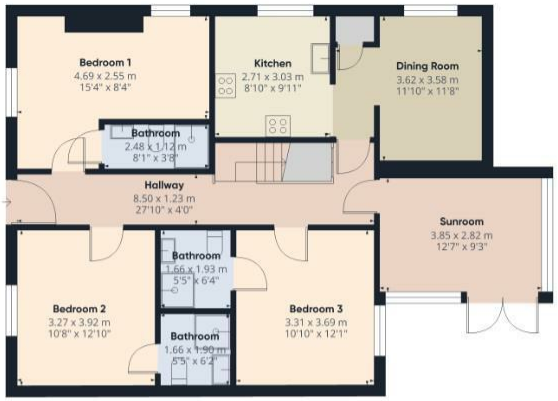
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Ground Floor




Floor 1




Floor 2

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**Approximate total area**(1)

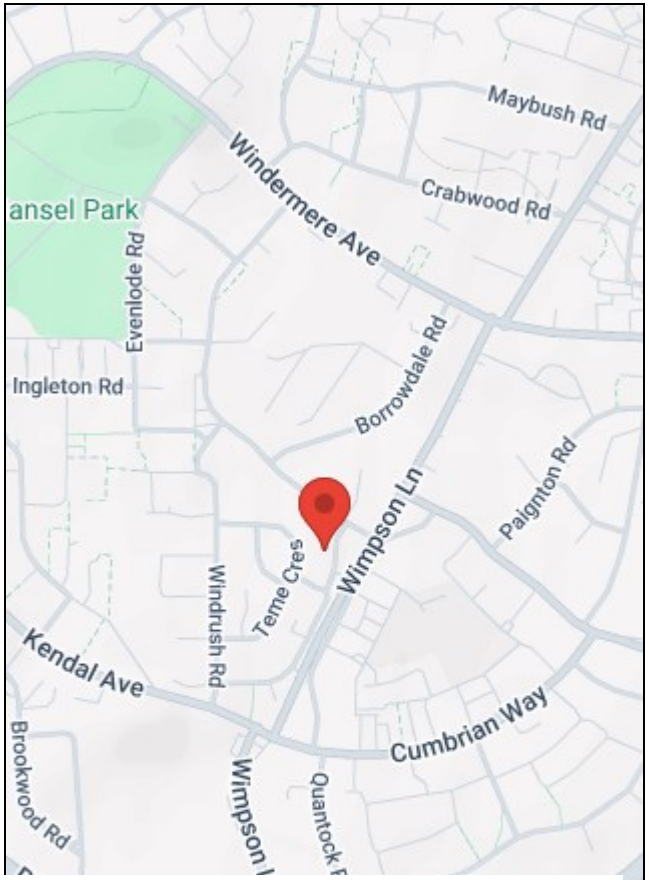
213.5 m²

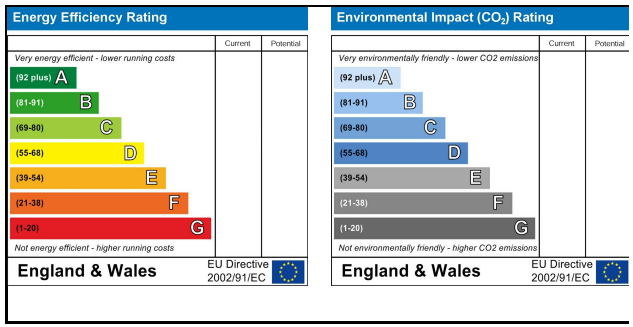
2297 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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