



Three Bed Semi - BRRR

37 Hollinhurst Road, Radcliffe M26 · freehold · needs full modernisation

GUIDE PRICE

£50,000

McHugh & Co · online, Wed 21 Oct

PROJECTED PURCHASE PRICE

£71,500

Our maximum bid · all figures below

PROJECTED RENT

£1,150 pcm

Low end of local 3-bed semi rents

CASH IN UP FRONT

£28,727

On completion: 15% deposit, stamp duty, fees

CASH OUT AFTER REFINANCE

£85,475

Refinance £146,250 at 75% of GDV, month 6

MONTHLY INCOME

£108

£1,292 a year, after mortgage and all costs, before tax

THEN, DURING THE WORKS

£34,312

£31,212 works + £3,100 bridge interest

TOTAL CASH IN

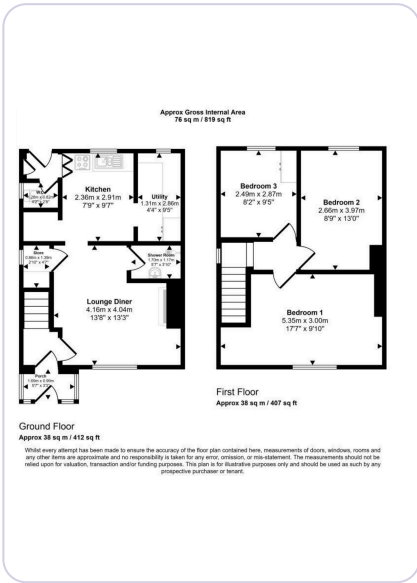
£63,039

Our sourcing fee included

BACK ABOVE CASH IN

£22,436

£85,475 out less £63,039 in



Property	3-bed semi · freehold · 819 sq ft	Condition	Dated · downstairs shower · EPC E
Finance	85% bridge 6 months, then 75% buy-to-let	Location	Off Stand Lane · near Whitefield

Capital is at risk. Not investment advice. Disa appraisal, 6 Oct 2026. All figures at £71,500, our maximum bid. £50,000 is the auction guide, not a result. GDV from 20 three-bed semi sales within 0.26 mi, Nov 2023 to Apr 2026 (median £204,000; 37 Hollinhurst Road £208,500, Aug 2024): an estimate, not a valuation. Works £30,000 all in, over 6 months: estimate from listing photos, not yet viewed. Costs over the 6 months: bridge 85% at 0.85% a month (£3,100 interest, repaid from the refinance), 2% fee, £995 broker; McHugh buyer's fee £1,500; solicitor £1,800; council tax and utilities £1,212. Refinance 75% at 5.5% interest only, £3,495 costs; running costs 28% of rent plus £50. Bridge interest is retained by the lender and may fall due at completion rather than during the works. Gross yield 7.1% on £195,000. Stress tests, net a month: £25 if rent is 10% lower; -£14 if the rate rises to 6.5% (breaks even at 6.4%); if valued 20% under and refinanced at 75%, £6,814 stays in. Not broker-quoted; legal pack not reviewed. Photos and floor plan (approx 76 sq m / 819 sq ft) from the auction listing. Net figures are before tax. A rough approximation of future performance.