

property boost

2-BEDROOM APARTMENT RENOVATION - HERBERT ST, ST KILDA

Property Boost carried out a kitchen & bathroom renovation and re-painted a 2-bedroom apartment for a property investor.



www.propertyboost.com.au

t: 0418 143 926
f: 03 8610 1224
p.o. box 1016 elwood vic 3184

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Project Summary	<ul style="list-style-type: none">✓ Kitchen renovation – new joinery, new Blanco stainless steel appliances (underbench oven, gas cooktop, slide out rangehood, dishwasher), plumbing & electrical works, tiled floor & splashbacks✓ Bathroom renovation – new bath with shower over, new vanity unit, waterproofing, new plumbing, tiled floor and walls✓ Powder room renovation – new toilet suite, tiled floor✓ Painting
Rental Yield	<ul style="list-style-type: none">✓ Before renovation \$330 per week✓ After renovation \$420 per week
Capital Growth	<ul style="list-style-type: none">✓ Increase estimated at \$80,000
Increased Rental Yield	<ul style="list-style-type: none">✓ Yield before renovation = \$17,160 pa✓ Yield after renovation = \$21,840 pa✓ Additional rental yield \$4,680
Project Funding	<ul style="list-style-type: none">✓ \$42,000 @ 5% = \$2,100 per year
Gross Cash Return	<ul style="list-style-type: none">✓ Increased \$2,580 per year
Project Costs	<ul style="list-style-type: none">✓ \$42,000