



Case Studies

NO Hassle, NO voids, Guaranteed Rent

Case Studies

Welcome and thank you for downloading this eBook.

We are Revive Property, a North London based property management company that specialise in HMO properties, offering high-end rental accommodation to suit the modern professional.

We are an agency with a difference, we work with both landlords and agents to offer a stress free, hands-off, hassle free approach to property investment.

How it works?

It's simple, we'll guarantee your rent for anything up to 5 years, modernise and furnish your property and find professional tenants to make it their home. No fees, no maintenance, no hassle.

12 Reasons why:

1. Guaranteed rent every month - NO Voids
2. Long term contracts up to 5 years
3. Full management at no cost to you
4. Light modernisation and furnishing
5. Small repairs and maintenance at no cost to you
6. Cleaner and groundskeeper every two weeks
7. Professional tenants only
8. No hassle from tenants
9. Regular inspections
10. All bills paid for by us
11. No admin or legal work
12. Hassle free, passive income, saving you the most valuable commodity - TIME

If less stress, a guaranteed income and more time to be getting on with things you love sounds good then contact us NOW!

T: 0208 144 9135

info@revivepropertyuk.com

For a more in depth understanding of how we operate, please see our "How it works" section on our website. You can find this at <https://www.revivepropertyuk.com/how-it-works>

Case Studies

Please find bellow a few case studies of some of the properties we have in our portfolio and see if your situation is similar to that of the landlords we have helped.



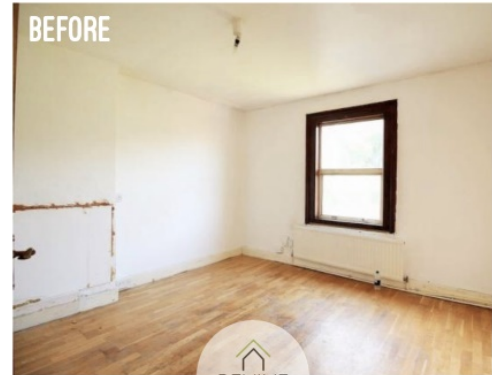
Ferme Park Road - Crouch End, N8

Ferme Park Road - Crouch End, N8

- **Borough:** Haringey
- **Length of Contract:** 10 years (exceptional circumstance)
- **Licence:** Applied for by us
- **Rooms:** 5
- **Story:**
- **Approach:** Direct to Landlord.
- **Landlord Position:** The landlord inherited this property and was tasked with paying a hefty inheritance tax bill. This property had also been used as a marijuana grow house and once the occupants departed the landlord was left with a run-down/damaged property that they had to rectify. On top of this the landlord also had to contend with several months of void periods. We stepped in and offered the landlord a guaranteed rent for a period of 10 years which would cover and exceed the monthly inheritance tax bill repayment whilst also renovating and furnishing the property and also applying for the HMO licence, all at our own expense.
- **Renovation:** This was a four bed, two reception property which we renovated into a six bed HMO with a maximum of six occupants. There was only one bathroom when we took over and we installed another to make it two bathrooms and three toilets between six occupants which works well and exceeds Haringey's amenity standards. We also installed fire doors, mains linked, interlinked smoke/heat alarms to ensure we meet fire safety standards and we also furnished the property completely.

Review from the Landlords son

"My parents state that they could not have given the property to anyone better than Revive, as other letting agencies wasted our time. We would recommend Revive to everyone!"



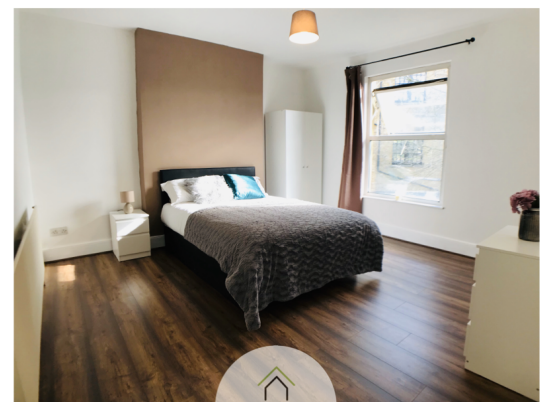
Amhurst Road - Hackney Downs, E8

Amhurst Road - Hackney Downs, E8

- **Borough:** Hackney
- **Length of Contract:** 3 Years
- **Licence:** Applied for by us
- **Rooms:** 4
- **Story:**
- **Approach:** Family friend who found out about our service and was interested in how we operate.
- **Landlord Position:** The landlord had the property let to a tenant who was subletting the property illegally. Hackney had just introduced an additional license scheme and so any property with three or more people would require a HMO license. The landlord was therefore operating an unlicensed HMO unknowingly and could have been liable for hefty fines. We subsequently applied for the license on the landlord's behalf and organised all the works to get the property up to standard.
- **Renovation:** This was a three-bed property with a large reception room, which we now operate as a bedroom and house four occupants. The property was run down when we took it on and we agreed to renovate it to the standard we expect for our professional tenants. We painted the house, installed new wooden flooring across the property (apart from the room with the white flooring which we kept as it has a rustic/hackney feel) and renovated the bathroom and kitchen at our own expense bringing the property back to life.

Landlord Review

"Both Mert and Con have been honest, transparent and professional from the beginning. They have delivered on their promises and continue to do so. I would highly recommend Revive Property to all Landlords that want their property transformed and maintained to a high standard with Guaranteed rent."



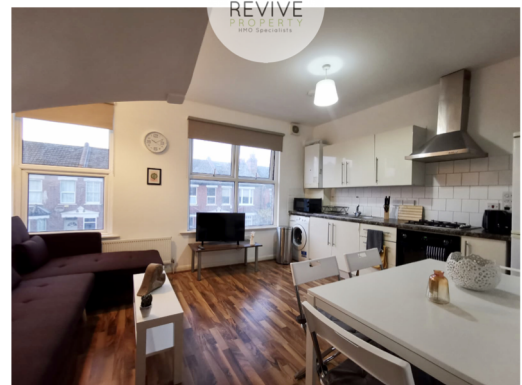
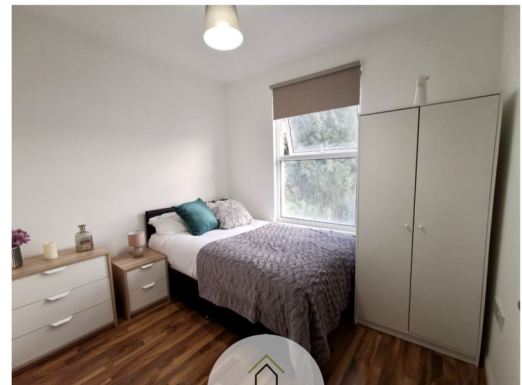
Hermitage Road - Manor House, N4

Hermitage Road - Manor House, N4

- **Borough:** Haringey
- **Length of Contract:** 3 years
- **Licence:** Already in place
- **Rooms:** 3
- **Story:**
- **Approach:** Via agent.
- **Landlord Position:** This property was operated as a HMO against the landlords knowledge by a rogue agent. This only came to light once there were complaints from the neighbours and upon inspection there were multiple tenants in the property. The property also had a cockroach infestation. The landlord applied for a HMO licence and approached us to manage the whole process/schedule of works for them. The landlord resides in Newcastle and so wanted assurances that their property would be in good hands as they don't want the hassle of having to travel to London for any issues.
- **Renovation:** This is a three bed property with a large kitchen/lounge area. The property was run down when we took it on and we agreed to renovate the property to the standard we expect of our professional tenants. The bathroom required re-grouting and re-painting as it was full of mould due to a faulty extractor fan that went unnoticed. We also had to ensure the cockroach infestation was completely eradicated prior to accepting any tenants.

Agent Review:

"I can highly recommend these guys, 10/10 service. They really do go above and beyond. Will definitely recommend them to any landlords who are looking for a professional company to manage their property!!!"



Marlborough Road - Archway, N19

Marlborough Road - Archway, N19

- **Borough:** Islington
- **Length of Contract:** 3 years
- **Licence:** Already in place
- **Rooms:** 5
- **Story:**
- **Approach:** Via agent.
- **Landlord Position:** This property was an already licensed HMO and the landlord was fed up with the turnaround of tenants and the consistent lettings fees he would be incurring. The landlord is a portfolio landlord and wanted a hassle-free approach and the guaranteed rent scheme was of interest.
- **Renovation:** This is a five bedroom property spread over three floors with modern kitchen and bathrooms. The property also benefits from a large lounge area and a large garden/decking area. The property had recently been renovated to a high standard and also had the majority of furniture provided. We added our final decorative touches to make it feel more like a home. The license had been applied for however had an extensive schedule of works which we orchestrated with the landlord to make sure it was complete in time.

Landlord review:

"Was an absolute pleasure to work with revive property very professional and made the whole process easy. Any landlords who want guaranteed rents and stress-free long tenancies I would highly recommend revive property."



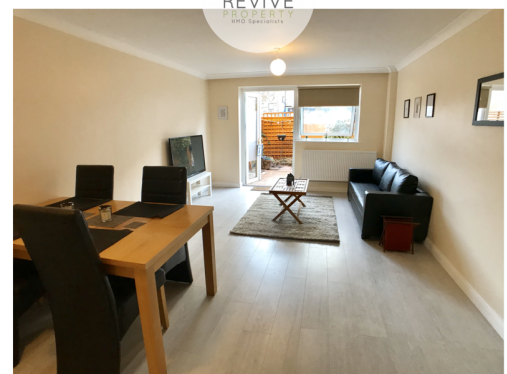
Appleby Close - Haringey, N15

Appleby Close - Haringey, N15

- **Borough:** Haringey
- **Length of Contract:** 3 Years
- **Licence:** Applied for by us
- **Rooms:** 4
- **Story:**
- **Approach:** Via Agent.
- **Landlord Position:** This is a four-bedroom property which had just been fully renovated by the landlord. The landlord was looking for a guaranteed rent provider who he could trust to operate his property and receive a guaranteed income for the foreseeable future. Once we viewed, we agreed a deal within 24 hours, had the property furnished in 48 hours and tenants in by the end of the week.
- **Renovation:** This is a four bedroom property with two bathrooms, over three floors with a large lounge/dining area and a garden. The property was fully renovated to a high standard already, we furnished and decorated the property at our own expense. This property didn't require a licence when we took it on however Haringey enforced a blanket additional licence across the borough and so any property with three or more unrelated individuals now requires a licence. We consequently applied for a license on the landlord's behalf (a case where the landlord would be none the wiser) and the landlord was grateful as we spread the cost across the monthly rent instead of the landlord paying upfront.

Landlord Review;

"Great service. Always perfect service."



Junction Road - Archway, N19

Junction Road - Archway, N19

- **Borough:** Islington
- **Length of Contract:** 3 years
- **Licence:** Already in place
- **Tenant Profile:** Professional, working tenants
- **Rooms:** 6 (1)
- **Story:**
- **Approach:** A friend who found out about our service and was interested in how we operate.
- **Landlord Position:** A friend had seen some of our existing HMOs and approached us on behalf of his in-laws for a HMO they have. It is a six-bedroom property with one of the rooms being a semi studio (has all facilities other than bathroom). They have had this HMO for several years and is currently occupied with LHA tenants. The property is very run down and has been poorly maintained. The studio room was available and had been for several months and they approached us to see if we would consider taking the room on and potentially taking on the remainder of the building as and when the rooms become available. This isn't something we would normally do as the other occupants could impact our tenant, nonetheless we decided to go ahead with it.
- **Renovation:** The bedroom had been re-carpeted however the accompanying kitchen was quite dated. We furnished and decorated the room and also lay new vinyl in the kitchen and bathroom to increase the appeal to help entice the level of tenant we expect.

Landlord Review

"Can't say how happy I am with Revive. They have taken on my (previously dated) HMO and turned it into a perfect investment property. Getting much more than I used to with absolutely no headache at all. Thoroughly recommend their services. Only wish I had more properties to give them!"



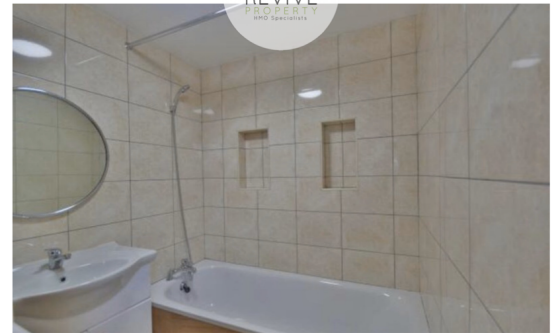
Avondale Road - Haringey, N15

Avondale Road - Haringey, N15

- **Borough:** Haringey
- **Length of Contract:** 3 Years
- **Licence:** Already in place
- **Rooms:** 7
- **Story:**
- **Approach:** Agent we work with put us in touch with one of his friends who is HMO landlord.
- **Landlord Position:** The landlord had been operating this property as a HMO for a few years and had a similar agreement with another company. This company however flouted the HMO licence and housed more than the allowable occupancy. The company also fell into arrears and hadn't paid the landlord for a few months. The landlord was also not happy with the fact that they wouldn't allow him to inspect the property. We always offer our landlords the opportunity to inspect when we do our periodic bi-monthly inspections.
- **Renovation:** This property was up and running as a HMO already and so we only gave the property a very light redecoration of the few rooms that had wear and tear and furnished the property to the standard we require for our tenants. There were a few schedule of works attached to the licence which we helped the landlord orchestrate and complete. This is a seven-bed house, two en-suite rooms and three separate bathrooms with a maximum occupancy of nine people. This property also has a big outbuilding at the back of the house which the landlord was hoping to let as a self-contained studio however the council deemed this inhabitable due to lack of a fire escape route. We have utilised this space as a separate lounge which allows the tenants to be louder without disturbing the house.

Landlord Review

"Professional service, Friendly approach. Who wants to rent their properties I would highly recommend them. Thanks Guys."



Kelvin Road - Highbury, N5

Kelvin Road - Highbury, N5

- **Borough:** Islington
- **Length of Contract:** 3 Years
- **Licence:** Not required as it is a three bed, four occupant mini HMO and is not in an additional license area/article 4 area.
- **Rooms:** 3
- **Story:**
- **Approach:** Via agent.
- **Landlord Position:** This property was let out to a council tenant for several years. Upon departing, the property was in a very poor state with a barely working kitchen and boiler. The landlord had to contend with several months of void periods on top of building works that were required before the property was in a lettable state and didn't know where to begin.
- **Renovation:** We completed the work to get the property up to a lettable standard at the landlord's expense. The property was a two-bed property with a double lounge which we partitioned to utilise as a bedroom and thus operating the property as a mini three bed HMO. The partition, refurbishment and garden landscaping was at our own expense. The property was refurbished and fully let within four weeks allowing the landlord to go from a property they didn't know what to do with to a fully refurbished asset, generating a guaranteed income for the foreseeable future.

Landlord Review

"The guys have a such interest in my property and take all landlord responsibilities from me - it's good to see how positive the tenants are about them too! Really could not recommend these guys highly enough. They really do a great job, a joy to deal with!"



Albion Parade - Stoke Newington, N16

Albion Parade - Stoke Newington, N16

- **Borough:** Hackney
- **Length of Contract:** 5 Years
- **Licence:** Applied for by us
- **Rooms:** 4
- **Story:**
- **Approach:** Family friend who found out about our service and was interested in how we operate.
- **Landlord Position:** The landlord had this property on with an agency, however he wasn't happy with their level of service and lack of communication. The agency were also very laid back with their tenant profile type and didn't vet them stringently as there were several periods of delayed payment/non-payment of rent.
- **Renovation:** This was a three-bed property with a large reception room, which we now operate as a bedroom and house four occupants. The condition of the property was fairly tired and so we gave the property a light refurbishment, painting the property and also changing the kitchen worktop and cupboards giving it a fresher feel. The renovation and furnishing of the property was at our own expense. Hackney council introduced an additional licensing scheme just before we took control and so we licensed the property on the landlord's behalf.

Landlord Review

"Pleasure to do business with these guys. Honest and transparent, not often found in this business. Thank you Mert and Con."



Harringay Road - Haringey, N15

Harringay Road - Haringey, N15

- **Borough:** Haringey
- **Length of Contract:** 3 Years
- **Licence:** Applied for by us
- **Rooms:** 5
- **Story:**
- **Approach:** Via Agent.
- **Landlord Position:** This property had been operated as a house-share for several years however the correct licensing was never obtained and with an article 4 directive in place (an area where the permitted development rights have been removed and planning permission would need to be applied for in order to operate a property with three or more unrelated individuals) in this part of Haringey the landlord was apprehensive. The property was let out to a tenant who was subletting the rooms and upon inspection there were several mattresses per room. When confronted the tenants departed and in doing so left the property in a terrible state and also leaving the landlord without rent for several months.
- **Renovation:** This is a five bedroom property with a double kitchen/lounge area. The condition of the property was fairly tired and so we gave the property a light refurbishment, painting the property throughout and furnishing. We applied for the licence on the landlord's behalf which was granted with some schedule of works which we organised and rectified. This was the landlord's family home growing up and she is incredibly happy with how we turned it around and are looking after it as if it were our own.

Agent Review

"Highly recommend the team at Revive property who are very knowledgeable and provide a great service"



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Thank you for downloading this eBook, we hope that you have found these case studies helpful and have gained a clearer understanding into how we operate, the standard of property we maintain and how we help our landlords.

If you are a landlord or know of any landlords that would benefit from our service or if anything you have seen has peaked your interest and would like to find out anything further then please give us a call. We would be happy to see if we can help.

www.revivepropertyuk.com

0208 144 9135

info@revivepropertyuk.com

<https://uk.trustpilot.com/review/www.revivepropertyuk.com>

