



## 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](mailto: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.



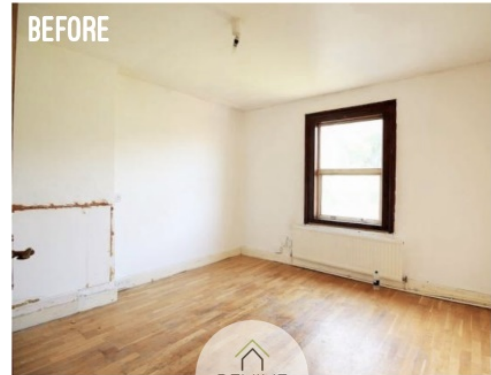
# Ferme Park Road - Crouch End, N8

## 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!"*



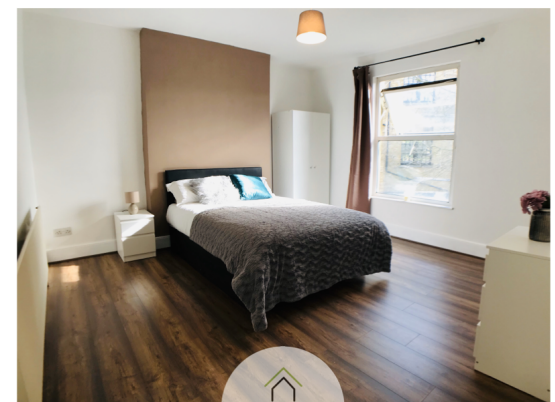
# Amhurst Road - Hackney Downs, E8

## 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."*





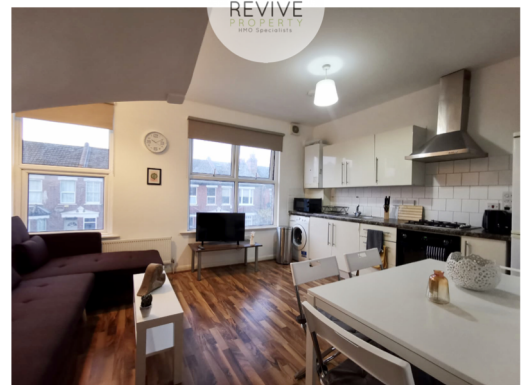
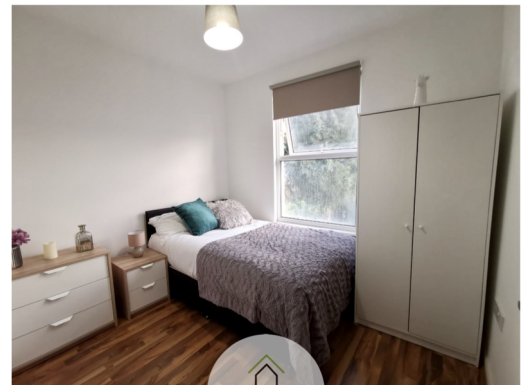
# Hermitage Road - Manor House, N4

## 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!!!"*



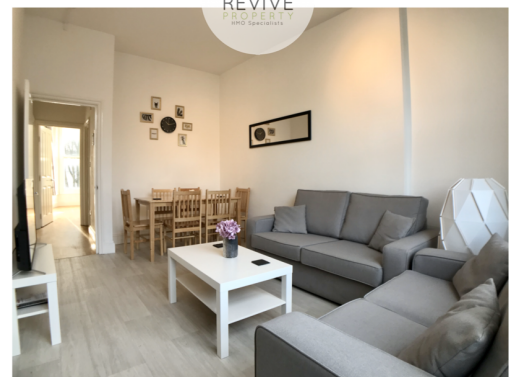
# Marlborough Road - Archway, N19

## 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 a 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."*



# NO Hassle, NO Voids, Guaranteed Rent



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. For more case studies please visit our website for a downloadable eBook.

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](http://www.revivepropertyuk.com)

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

