

PROJECT CASE STUDIES

BRENTOR
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INVESTMENTS | DEVELOPMENTS | DESIGN

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About

Brentor Group



Brentor Group is a dynamic property development and investment company specialising in high cash flowing developments across Southern England.

From client focused handsfree HMOs, to our more complex Joint Ventures commercial-to-residential conversions and large-scale residential schemes.

We deliver hands-free, high-performing investment opportunities. With a focus on long-term partnerships, quality delivery, and maximising value at every stage.

Brentor Group is trusted by clients and our investing partners, who seek both capital growth and strong recurring income without the hassle of having to do it themselves.

Vision and Mission



Our Mission

To empowers investors via our strategic partnership, to build generational wealth through expertly delivered property developments.



Our Vision

To create long-term, value-driven partnerships with investors through high-quality, hands-free investments and developments



Ways To Invest



Hands-Free HMO Portfolio Building:

We offer a bespoke Handsfree Professional HMO Portfolio Building Service in Southern England.



Joint Ventures:

Looking to invest in something larger with better returns? Join us in a joint venture. A true passive investment with strong returns.



Fixed Return Investments:

The ultimate passive investment, we offer great returns with our fixed return investment opportunities (Some with Profit Shares).



Mentoring:

Looking to go it along but want some expert guidance? Ask about our 12 months 1-2-1 mentorship program tailored to you.

Featured

Case Studies



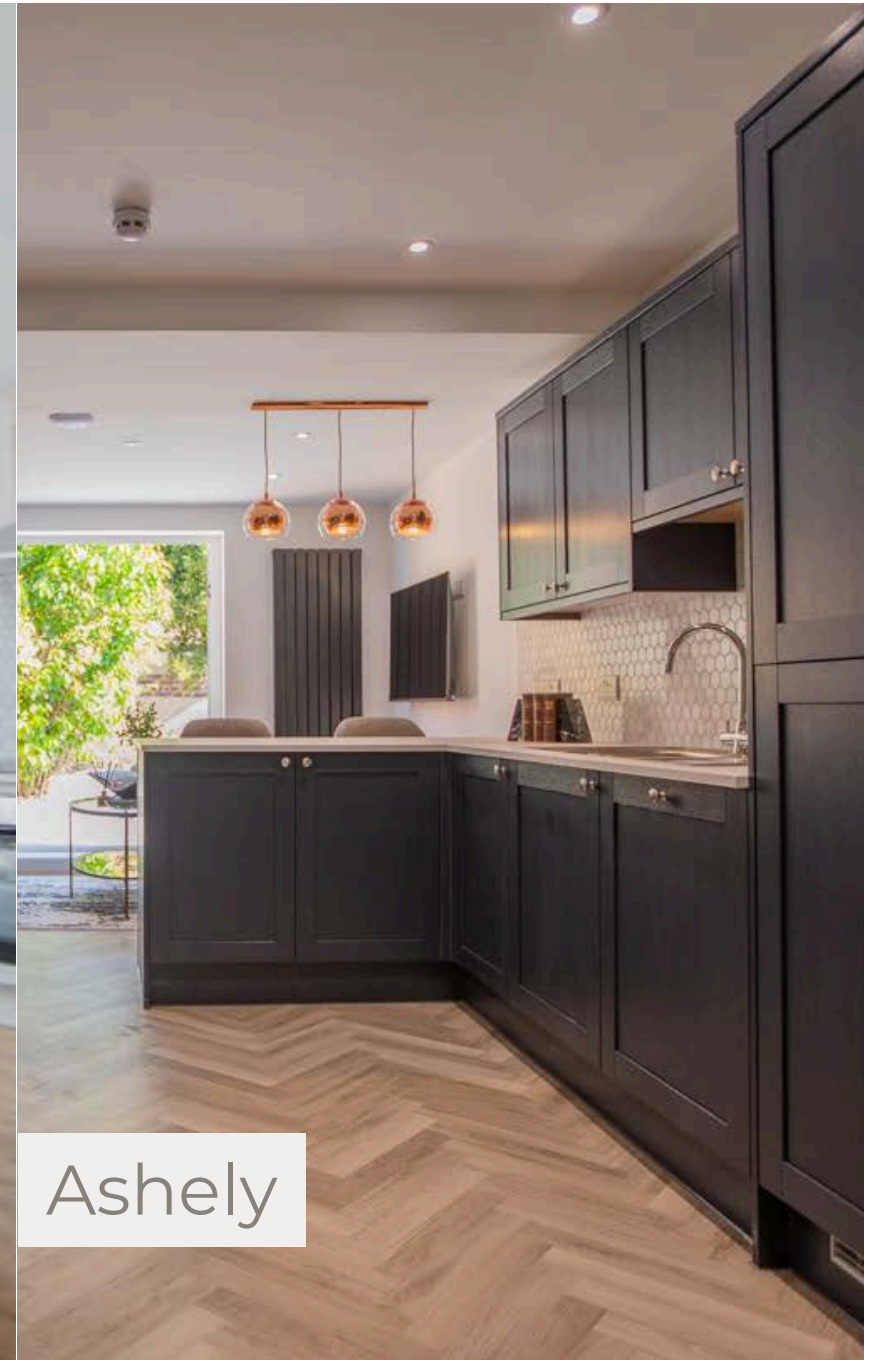
Allaway



Wadham



Abbeydore



Ashely

Featured

Case Studies



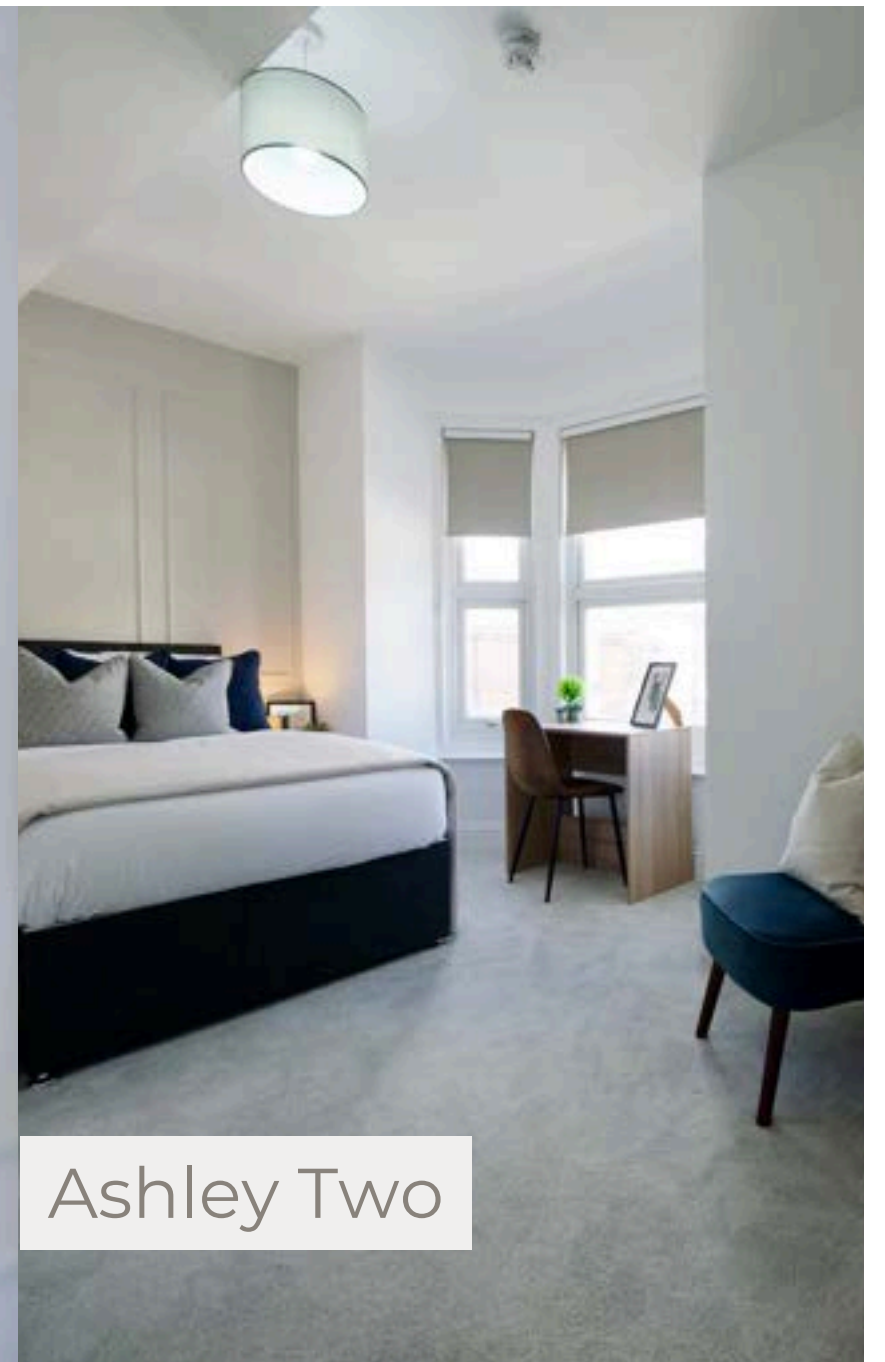
Durley



Wessex



Parkstone



Ashley Two

Featured

Case Studies



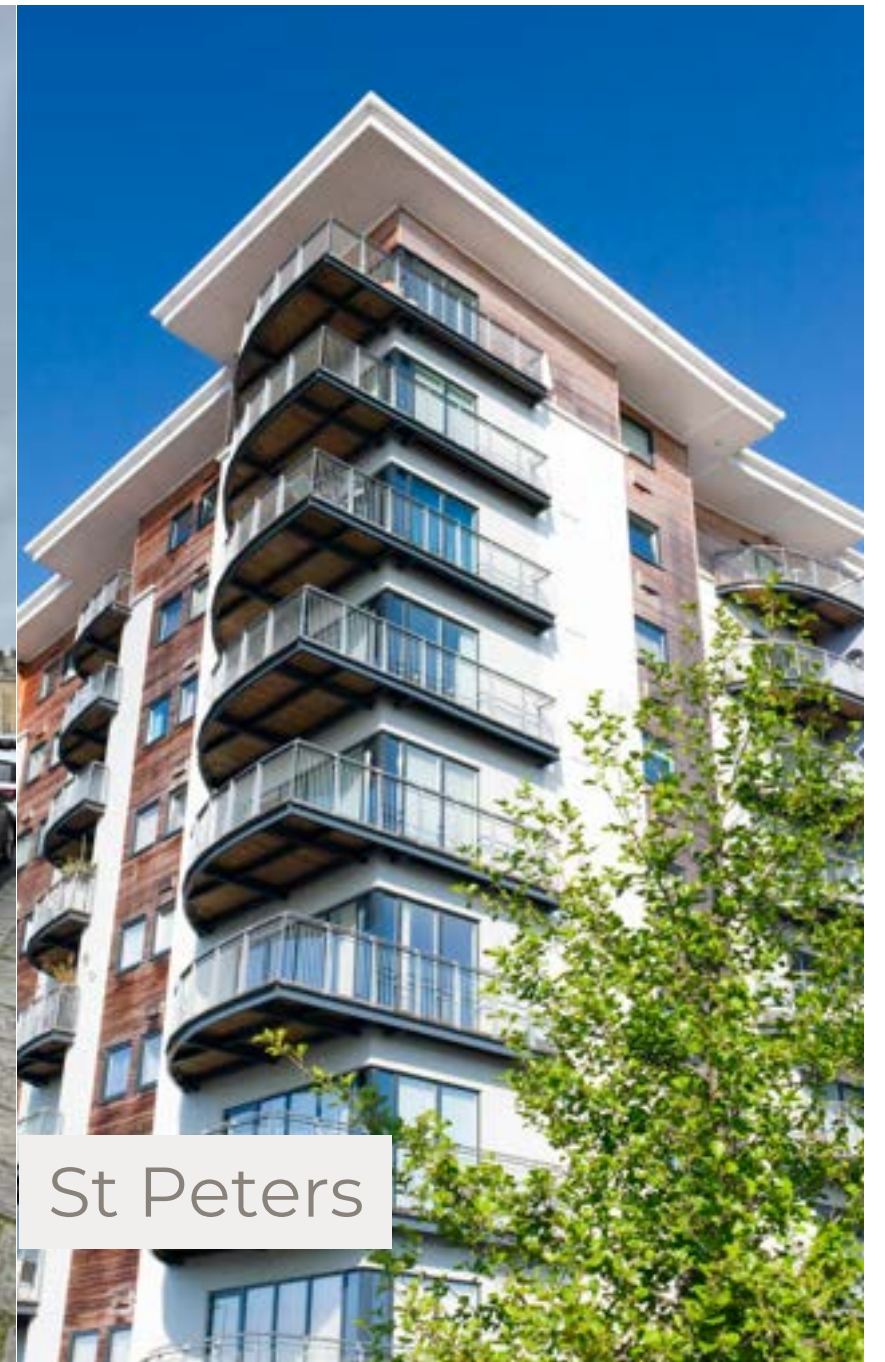
Gay Street



New Street



River Street



St Peters

TURNKEY CLIENT PROJECTS



PROJECT ALLAWAY

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Project

Allaway

Allaway Avenue was a successful conversion of a 4-bedroom C3 residential property into an 8-bedroom Sui Generis HMO Client Project, strategically located in Cosham, Portsmouth. The project delivered high-quality, fully ensuite accommodation designed for young professionals, optimising rental yield and long-term investment value.

- Conversion from 4-bed C3 dwelling to 8-bed Sui Generis HMO
- All bedrooms with private ensuite bathrooms
- Targeted at young professionals with premium communal space
- High rental yield and capital uplift achieved post-completion
- Purchase Price £275,000, GDV £740,000



Project Numbers



Investment	
Purchase Price	£277,000
Deposit	£96,950
Stamp Duty (Additional 3%)	£11,500
Mortgage/Bridge Loan Entry Fee	£3,601
Conveyancing Costs	£6,925
Building Survey	£2,000
Other Costs (e.g. Auction Fees)	£0
Sourcing/Agent Fee	£7,479
Development Cost	£217,000
Development Bridge Entry Fee	£4,340
Planning and Building Regs	£9,000
Licencing	£1,000
Surveys (EPC, FIRE, etc)	£1,000
Furniture and Dressing	£20,000
Project Management	£26,040
Bills During Refurbishment	£2,100
Cash Invested	£191,935
GDV (End Value)	£740,000
Cash Released	£551,475
Refinance Costs and Pay Back	£-432,863
Cash Left In	£73,323

Rental Income & Holding Costs	
Annual Rent	£72,000
Refinance Mortgage	£27,574
Management	£7,200
Council Tax	£1,800
Electric	£1,800
Gas	£1,800
Water	£600
Broadband and TV	£360
Cleaning	£840
Other (Insurance)	£600
Profit	£29,426
ROCE	40%

PROJECT WADHAM

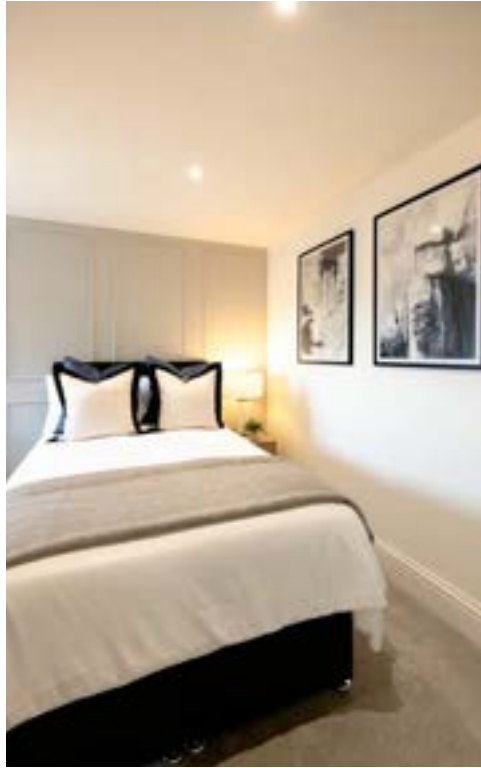
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Project

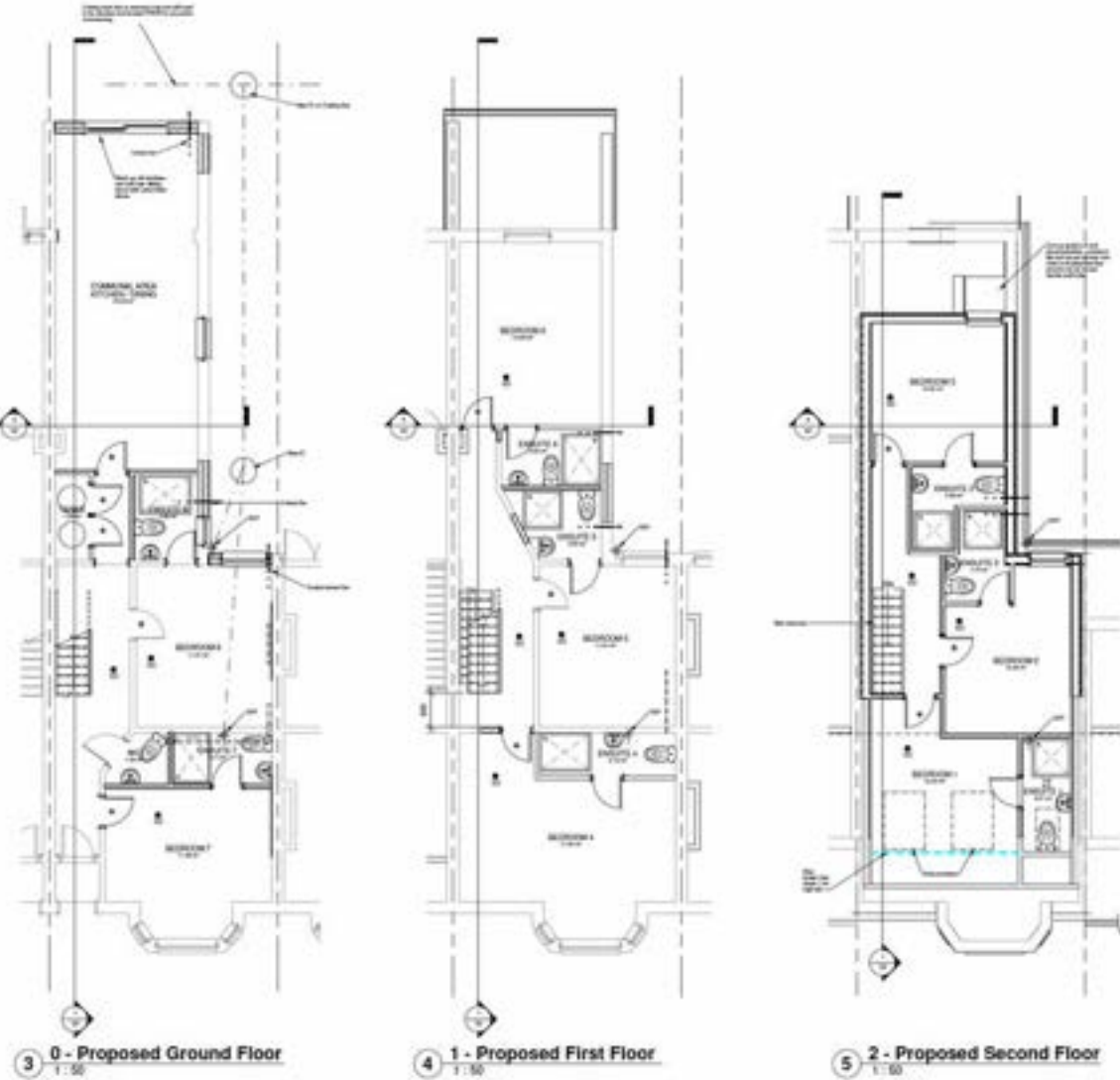
Wadham

Wadham was the transformation of an existing 5-bedroom licensed HMO into an 8-bedroom high-end Sui Generis HMO, elevating the standard of shared living in the area. The upgrade focused on luxury finishes, ensuite bathrooms, and enhanced communal spaces to attract high-calibre tenants and maximise returns.

- Upgraded from 5-bed HMO to 8-bed Sui Generis layout
- All bedrooms feature high-quality ensuite bathrooms
- Premium interior design and specification throughout
- Designed for professional tenants with strong rental demand



Project Numbers



Investment	
Purchase Price	£315,000
Deposit	£110,250
Stamp Duty (Additional 3%)	£11,500
Mortgage/Bridge Loan Entry Fee	£4,095
Conveyancing Costs	£6,300
Building Survey	£2,000
Other Costs (e.g. Auction Fees)	£0
Sourcing/Agent Fee	£8,505
Development Costs	£212,000
Development Bridge Entry Fee	£4,250
Planning and Building Regs	£9,000
Licencing	£1,000
Surveys (EPC, FIRE, etc)	£1,000
Furniture and Dressing	£20,000
Project Management	£25,500
Bills During Refurbishment	£2,100
Cash Invested	£205,500
GDV (End Value)	£731,880
Cash Released	£548,910
Refinance Costs and Pay Back	-£450,019
Cash Left In	£106,609

Rental Income & Holding Costs	
Annual Rent	£72,000
Refinance Mortgage	£27,446
Management	£7,200
Council Tax	£1,800
Electric	£1,800
Gas	£1,800
Water	£600
Broadband and TV	£360
Cleaning	£840
Other (Insurance)	£600
Profit	£29,555
ROCE	34%

PROJECT ABBEYDORE

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Abbeydore

Abbeydore was a comprehensive conversion of a 3-bedroom house into a high-spec 8-bedroom Sui Generis HMO for a client. Designed to deliver strong rental income and capital growth. With an average room rent of £750 PCM and a significant uplift in value, this project demonstrated Brentor Group's ability to unlock exceptional returns from residential assets.

- Converted from 3-bed C3 house to 8-bed Sui Generis HMO
- Achieving average rents of £750 PCM per room
- Purchased at £260,000 with a GDV of £735,000
- Strong demand from professional tenants in the area



Project

Numbers

Investment	
Purchase Price	£260,000
Deposit	£91,000
Stamp Duty (Additional 3%)	£11,500
Mortgage/Bridge Loan Entry Fee	£3,380
Conveyancing Costs	£4,550
Building Survey	£2,000
Other Costs (e.g. Auction Fees)	£0
Sourcing/Agent Fee	£7,200
Development Cost	£212,000
Development Bridge Entry Fee	£4,028
Planning and Building Regs	£9,000
Licencing	£1,000
Surveys (EPC, FIRE, etc)	£1,000
Furniture and Dressing	£20,000
Project Management	£25,440
Bills During Refurbishment	£2,100
Cash Invested	£192,798
GDV (End Value)	£735,300
Cash Released	£551,475
Refinance Costs and Pay Back	£-399,797
Cash Left In	£41,120

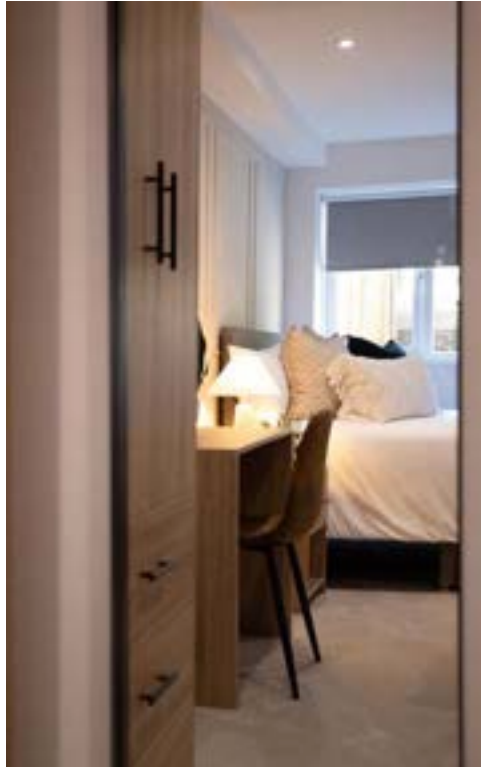
Rental Income & Holding Costs	
Annual Rent	£72,000
Refinance Mortgage	£27,574
Management	£7,200
Council Tax	£1,800
Electric	£1,800
Gas	£1,800
Water	£600
Broadband and TV	£360
Cleaning	£840
Other (Insurance)	£600
Profit	£29,426
ROCE	64%



PROJECT ASHLEY

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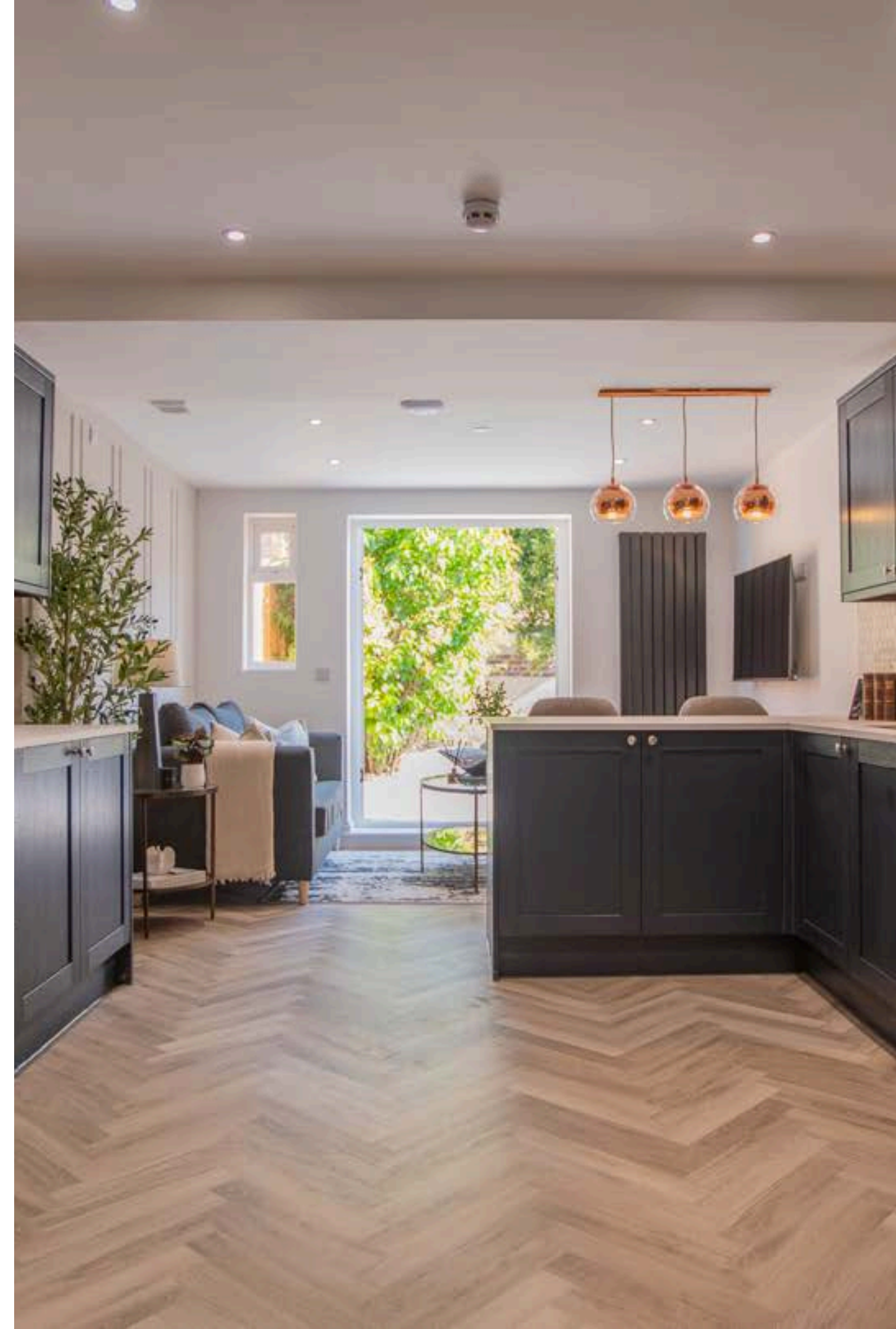
Project



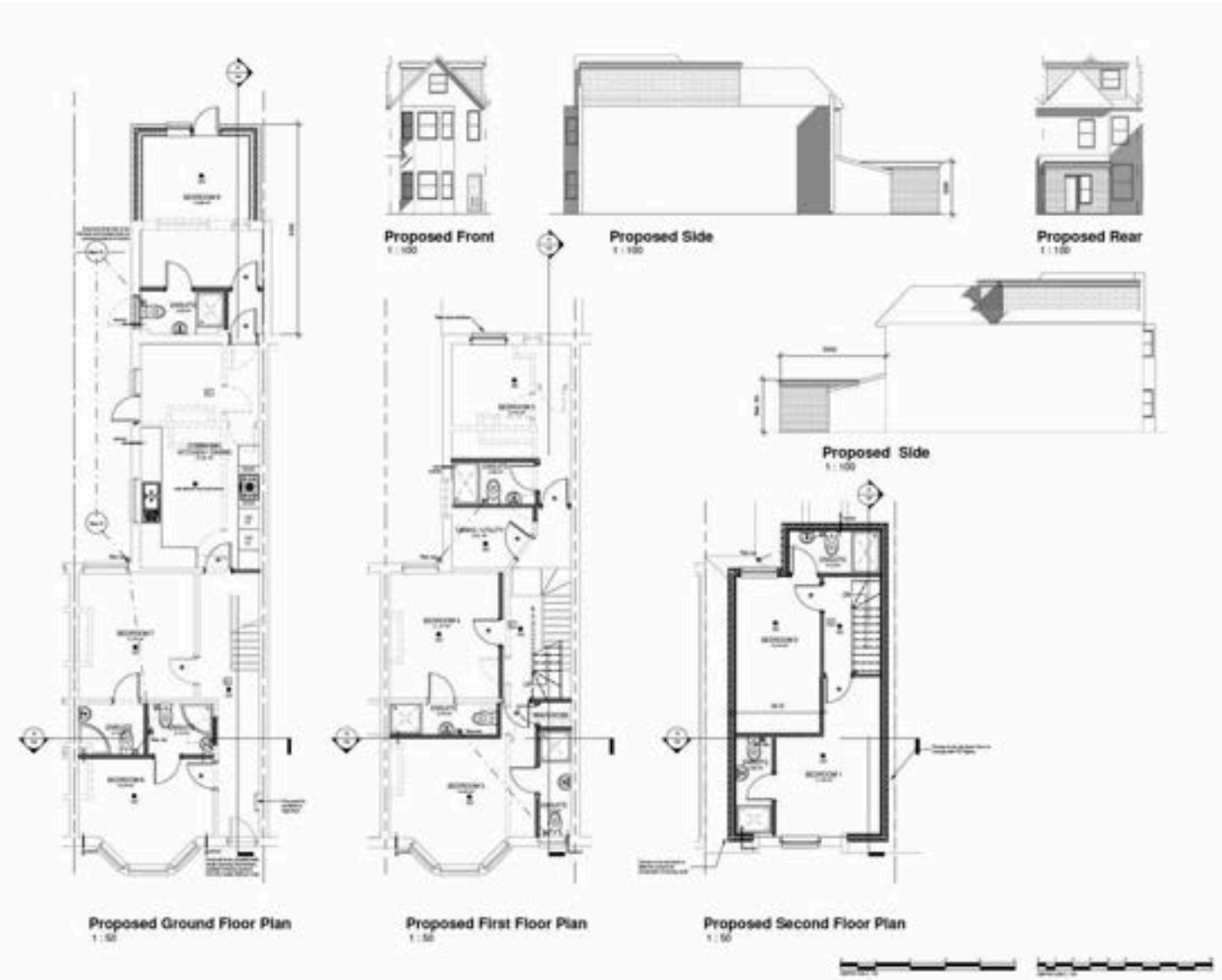
Ashley Road

Ashley Road was a strategic acquisition on behalf of a client, involving the purchase of a 5-bedroom HMO previously owned by a charity. Brentor Group secured planning permission to convert the property into an 8-bedroom Sui Generis HMO, significantly increasing its capital value and rental income. The property is now valued at £900,000 and generates a gross annual income of £81,600.

- Acquired as a 5-bed HMO and converted to 8-bed Sui Generis
- Planning secured to optimise both layout and value
- Purchased for £325,000; now valued at £900,000
- Achieving gross rental income of £81,600 per annum



Project Numbers



Investment	
Purchase Price	£325,000
Deposit	£113,750
Stamp Duty (Additional 3%)	£15,500
Mortgage/Bridge Loan Entry Fee	£4,225
Conveyancing Costs	£6,500
Building Survey	£2,000
Other Costs (e.g. Auction Fees)	£0
Sourcing/Agent Fee	£8,775
Development Costs	£270,000
Development Bridge Entry Fee	£5,400
Planning and Building Regs	£7,900
Licencing	£1,000
Surveys (EPC, FIRE, etc)	£1,000
Furniture and Dressing	£20,000
Project Management	£32,400
Bills During Refurbishment	£1,800
Cash Invested	£220,250
GDV (End Value)	£910,656
Cash Released	£682,992
Refinance Costs and Pay Back	-£518,891
Cash Left In	£56,149

Rental Income & Holding Costs	
Annual Rent	£81,600
Refinance Mortgage	£34,150
Management	£8,160
Council Tax	£1,800
Electric	£1,800
Gas	£1,800
Water	£600
Broadband and TV	£360
Cleaning	£840
Other (Insurance)	£600
Profit	£31,490
ROCE	56%

PROJECT DURLEY

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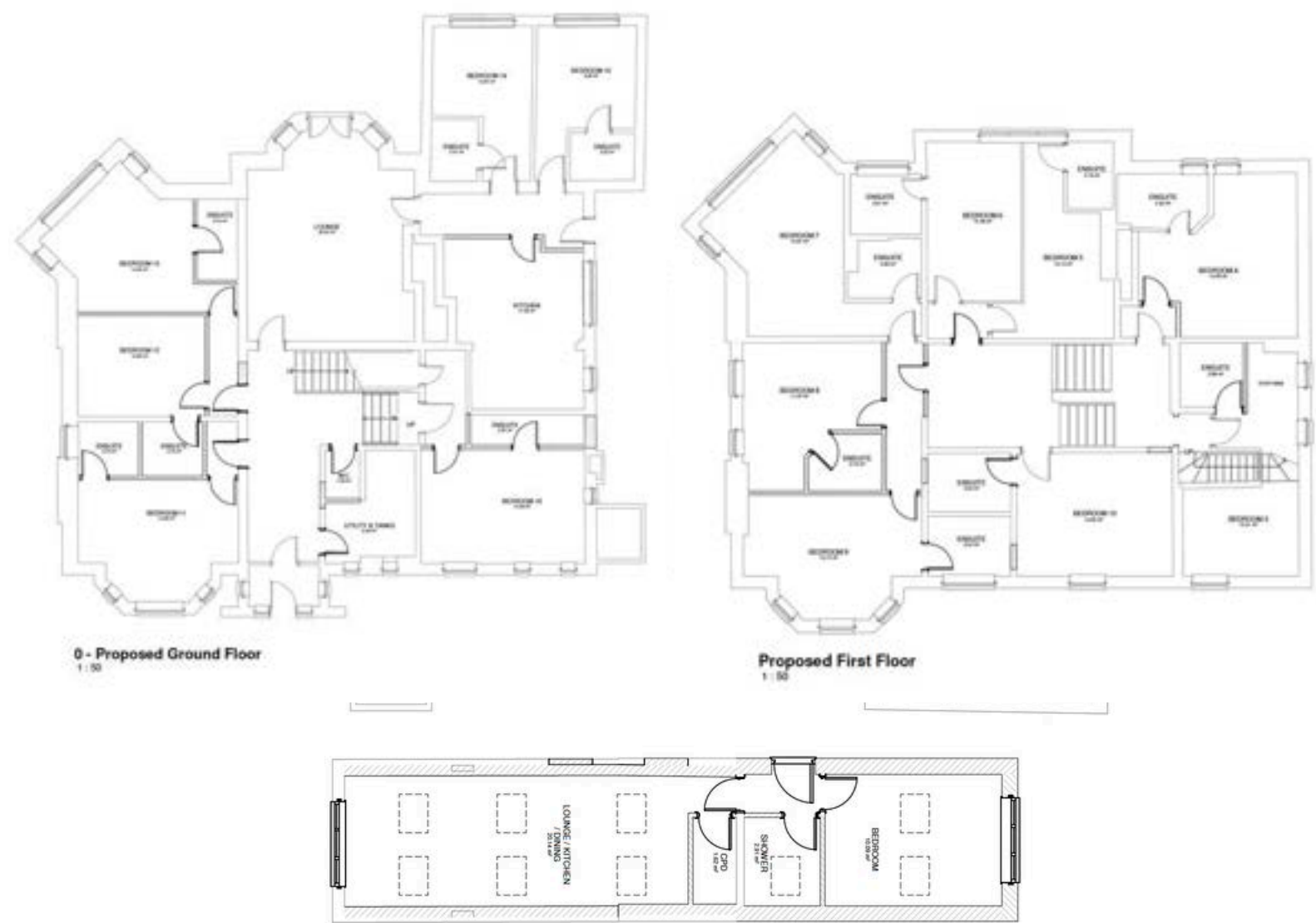
Durley Chine

Durley Chine is a high-value enhancement project converting an existing 11-bedroom HMO into a 16-bedroom Sui Generis HMO, with the addition of a 1-bedroom self-contained flat. Through strategic reconfiguration and planning gain, the scheme is set to significantly increase both capital value and rental income. The project is expected to deliver a GDV of £2 million and a gross annual income of £17,000.

- Conversion from 11-bed to 16-bed HMO with an additional 1-bed flat
- GDV projected at £2 million
- Forecasted gross annual rental income of £177,000
- Planning-led strategy to maximise yield and capital growth



Project Numbers



Investment	
Purchase Price	£1,100,000
Deposit	£385,000
Stamp Duty (Additional 3%)	£44,000
Mortgage/Bridge Loan Entry Fee	£14,300
Conveyancing Costs	£11,000
Building Survey	£2,000
Other Costs (e.g. Auction Fees)	£0
Sourcing/Agent Fee	£33,000
Development Costs	£350,000
Development Bridge Entry Fee	£4,600
Planning and Building Regs	£10,000
Licencing	£1,000
Surveys (EPC, FIRE, etc)	£1,000
Furniture and Dressing	£32,000
Project Management	£42,000
Bills During Refurbishment	£2,800
Cash Invested	£558,700
GDV (End Value)	£2,010,960
Cash Released	£1,508,220
Refinance Costs and Pay Back	-£1,176,157
Cash Left In	£229,037

Rental Income & Holding Costs	
Annual Rent	£176,400
Refinance Mortgage	£75,411
Management	£17,640
Council Tax	£3,600
Electric	£4,800
Gas	£4,800
Water	£1,200
Broadband and TV	£600
Cleaning	£840
Other (Insurance)	£600
Profit PA	£66,909
ROCE	29%

JOINT VENTURE PROJECTS



PROJECT WESSEX

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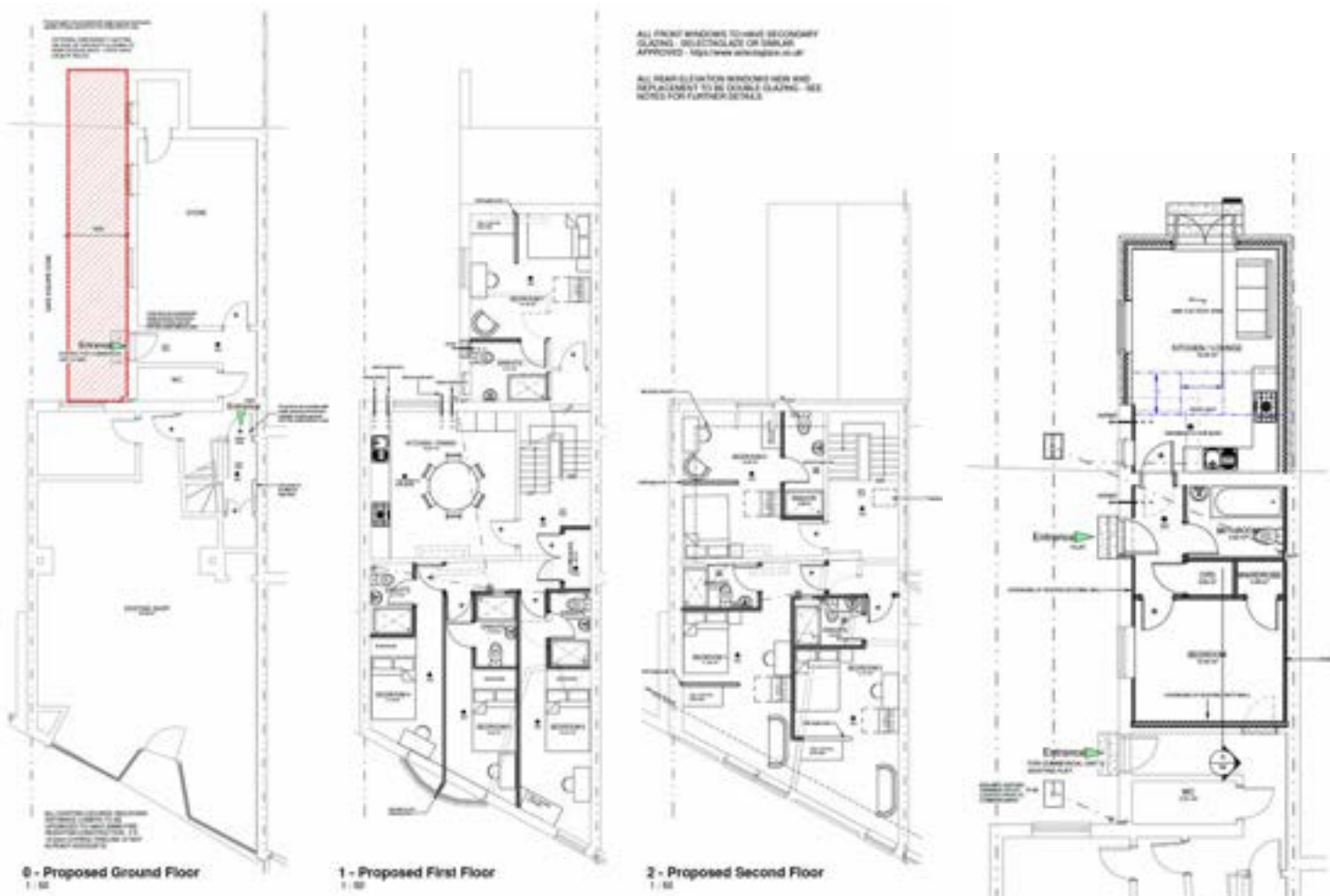
Wessex

Wessex is a joint venture development acquired at auction for £535,000. The project involves the conversion of the building into a mixed-use scheme comprising a ground floor retail unit, a 7-bedroom Sui Generis HMO, and a self-contained flat. With a projected GDV of £1.25 million and gross annual income of £103,500, this scheme demonstrates the power of creative repositioning and strong JV partnerships.

- Joint venture auction purchase at £535,000
- Mixed-use conversion: shop, 7-bed HMO & 1-bed flat
- GDV of £1.25 million with £103,500 annual rental income
- Strong asset diversification and long-term rental stability
- Further Uplift with additional planning which we are getting ready to submit.



Project Numbers



Investment	
Purchase Price	£535,000
Deposit	£187,250
Stamp Duty (Additional 3%)	£11,500
Mortgage/Bridge Loan Entry Fee	£6,955
Conveyancing Costs	£9,363
Building Survey	£2,000
Other Costs (e.g. Auction Fees)	£0
Sourcing/Agent Fee	£0
Development Costs	£300,000
Development Bridge Entry Fee	£5,700
Planning and Building Regs	£9,000
Licencing	£1,000
Surveys (EPC, FIRE, etc)	£1,000
Furniture and Dressing	£17,750
Project Management	£0
Bills During Refurbishment	£2,100
Cash Invested	£268,618
GDV (End Value)	£1,250,000
Cash Released	£937,500
Refinance Costs and Pay Back	-£693,601
Cash Left In	£24,719

Rental Income & Holding Costs	
Annual Rent	£104,700
Refinance Mortgage	£46,875
Management	£10,470
Council Tax	£1,800
Electric	£1,800
Gas	£1,800
Water	£600
Broadband and TV	£360
Cleaning	£840
Other (Insurance)	£600
Profit PA	£39,555
ROCE	160%

PROJECT PARKSTONE

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Project



Parkstone

Parkstone is a flagship HMO joint venture development converting a former office building into a premium 21-bedroom Sui Generis HMO across three floors. Originally granted planning for 9 beds, the scheme has been successfully uplifted through multiple planning phases to reach its current scale. With a purchase price of £775,000, forecasted build costs of £750,000, and a pre-completion valuation of £2.3 million, the project is set to generate a monthly gross rent £18,000 — making it one of the strongest yielding investments in the portfolio and a great example of what's achievable when partnering with us.

- Office-to-HMO conversion with phased planning from 9 to 21 beds
- Joint venture structure delivering scale and efficiency
- Pre-completion valuation: £2.3 million
- Forecasted rent roll of £214,000 pa from a fully let asset



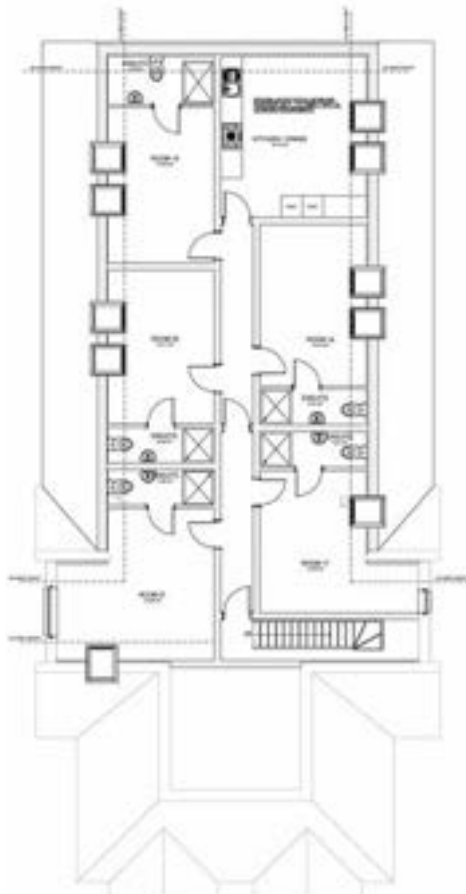
Project Numbers



0 - Proposed Ground Floor
1:50



1 - Proposed First Floor
1:50



2 - Proposed Second Floor

Investment	
Purchase Price	£775,000
Deposit	£271,250
Stamp Duty (Additional 3%)	£67,500
Mortgage/Bridge Loan Entry Fee	£10,075
Conveyancing Costs	£7,750
Building Survey	£2,000
Other Costs (e.g. Auction Fees)	
Sourcing/Agent Fee	£0
Development Costs	£750,000
Development Bridge Entry Fee	£15,000
Planning and Building Regs	£7,900
Licencing	£1,000
Surveys (EPC, FIRE, etc)	£1,000
Furniture and Dressing	£42,000
Project Management	£0
Bills During Refurbishment	£1,800
Cash Invested	£427,275
GDV (End Value)	£2,313,360
Cash Released	£1,735,020
Refinance Costs and Pay Back	-£1,350,146
Cash Left In	£42,401

Rental Income & Holding Costs	
Annual Rent	£214,200
Refinance Mortgage	£86,751
Management	£21,420
Council Tax	£1,800
Electric	£1,800
Gas	£1,800
Water	£600
Broadband and TV	£360
Cleaning	£840
Other (Insurance)	£600
Profit PA	£98,229
ROCE	232%

PROJECT ASHLEY TWO

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Ashley Two

Ashley Two is a commercial-to-residential conversion project transforming a mixed-use site into a high-performing residential asset. The scheme involves retaining the ground floor retail unit while converting the upper offices into four residential flats, alongside the conversion of the rear office into a two-bedroom house. With a GDV of £1.45 million, a forecasted annual income of £103,500, and a strong value uplift from a £350,000 purchase and £500,000 build cost, this is a prime example of Brentor Group's planning-led development strategy.

- Commercial-to-residential conversion with planning uplift
- Final scheme: 1 shop, 4 flats (One 3 bed HMO), and a 2-bed house
- GDV: £1.45 million | Forecasted income: £103,500 per annum
- Acquired for £350,000



Numbers



Investment	
Purchase Price	£350,000
Deposit	£126,000
Stamp Duty (Additional 3%)	£23,500
Mortgage/Bridge Loan Entry Fee	£4,680
Conveyancing Costs	£3,600
Building Survey	£2,000
Other Costs (e.g. Auction Fees)	£0
Sourcing/Agent Fee	£0
Development Costs	£400,000
Development Bridge Entry Fee	£9,000
Planning and Building Regs	£10,000
Licencing	£1,000
Surveys (EPC, FIRE, etc)	£1,000
Furniture and Dressing	£10,000
Project Management	£0
Bills During Refurbishment	£900
Cash Invested	£204,080
GDV (End Value)	£1,450,000
Cash Released	£1,087,500
Refinance Costs and Pay Back	-£724,300
Cash Left In	-£175,250

Rental Income & Holding Costs	
Annual Rent	£103,200
Refinance Mortgage	£26,663
Management	£6,930
Council Tax	£0
Electric	£0
Gas	£0
Water	£0
Broadband and TV	£0
Cleaning	£0
Other (Insurance)	£150
Profit PA	£36,605
ROCE	Infinite

PROJECT GAY STREET

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Project



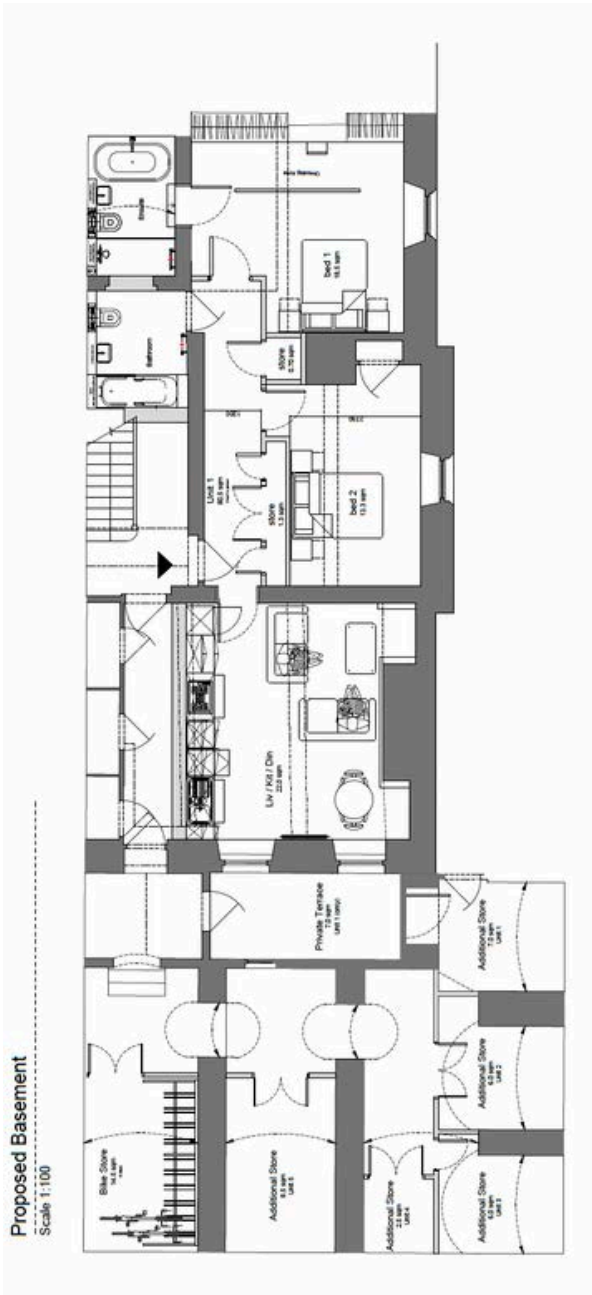
Gay Street

Gay Street is a high-end office-to-residential conversion in central Bath, transforming a Georgian building into five luxury two-bedroom apartments. Acquired for £880,000 with development costs of £600,000, the scheme has a projected GDV of £2.5 million. Designed to operate as serviced accommodation, the asset is expected to generate approximately £350,000 per annum in gross income based on 70% occupancy — delivering strong, recurring cash flow in a prime heritage location.

- Conversion of Georgian office into 5 luxury 2-bed apartments
- Located in central Bath, ideal for serviced accommodation
- Purchase price: £880,000 | Development cost: £600,000
- GDV: £2.5 million | Forecasted income: £350,000 p.a. at 70% occupancy



Project Numbers



Investment	
Purchase Price	£880,000
Deposit	£308,000
Stamp Duty (Additional 3%)	£32,000
Mortgage/Bridge Loan Entry Fee	£11,440
Conveyancing Costs	£8,800
Building Survey	£2,000
Other Costs (e.g. Auction Fees)	£60,000
Sourcing/Agent Fee	£23,760
Development Costs	£600,000
Development Bridge Entry Fee	£11,600
Planning and Building Regs	£0
Licencing	£0
Surveys (EPC, FIRE, etc)	£0
Furniture and Dressing	£30,000
Project Management	£69,600
Bills During Refurbishment	£3,600
Cash Invested	£560,800
GDV (End Value)	£2,400,000
Cash Released	£1,800,000
Refinance Costs and Pay Back	-£1,305,975
Cash Left In	£66,775

Rental Income & Holding Costs	
Annual Rent (After Opex)	£273,651
Refinance Mortgage	£99,000
Management	£0
Council Tax	£1,800
Electric	£1,800
Gas	£1,800
Water	£600
Broadband and TV	£360
Cleaning	£0
Other (Insurance)	£600
Profit	£167,691
ROCE	251%

PROJECT RIVER STREET

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River Street

River Street is a large-scale refurbishment project involving the conversion of seven grand Bath townhouses into 33 luxury apartments. With a focus on preserving architectural heritage while delivering high-end living, this scheme exemplifies Brentor Group's expertise in complex, high-value refurbishments. Acquired for £7.1 million with refurbishment costs of approximately £4.5 million, the development is set to deliver a GDV of £16.7 million.

- Conversion of 7 Bath townhouses into 33 luxury apartments
- Heritage-led design combined with premium modern finishes
- Purchase price: £7.1 million | Refurbishment: £4.5 million
- Projected GDV of £16.7 million
- With Profits of Circa £4 million.



Project Numbers



Overall Cost of Project	
Purchase Price	£7,100,000
Legals	£377,100
Professional Fees	£230,060
Development Costs	£4,000,690
During Construction	£65,550
Post Construction	£18,100
Sales & Marketing	£195,299
Other	£25,100
Finance	£1,055,691
TOTAL	£12,967,591

PROJECT RETURNS	
GDV	£16,694,442.00
Gross Profit (pre Finance)	£4,782,542.72
Net Profit (after Finance)	£3,726,851.80
Profit on Cost (POC)	31.29%
Profit on GDV (POGDV)	22.32%
ROI on Total Project	94.10%
Investor Return	£1,863,425.90
Investor ROI	47.05%
Investor ROI PA	28.23%
Developer Share	£1,863,425.90
Developer % Profit on GDV	11.16%

PROJECT NEW STREET

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New Street

New Street is a premium office-to-residential conversion project located in the heart of Lymington, transforming a commercial building into 9 luxury apartments. Acquired for £975,000 with build costs at £1.5 million, the development carries a projected GDV of £3.55 million. Delivered as a joint venture, the scheme blends coastal charm with high-end design and is being positioned as a long-term hold — though a profitable exit remains an option.

- Office-to-residential conversion into 9 luxury apartments
- Prime Lymington location with strong end-user appeal
- Purchase price: £975,000 | Build cost: £1.5 million
- GDV of £3.55 million with strong long-term rental potential



Project Numbers



Overall Cost of Project	
Purchase Price	£975,000
Legals	£45,050
Professional Fees	£88,975
Development Costs	£1,332,450
During Construction	£7,000
Post Construction	£8,150
Sales & Marketing	£13,600
Other	£9,870
Finance	£292,398
TOTAL	£2,772,493

PROJECT RETURNS	
GDV	£3,550,000.00
Gross Profit (pre Finance)	£1,044,524.20
Net Profit (after Finance)	£752,126.39
Profit on Cost (POC)	30.33%
Profit on GDV (POGDV)	21.34%
ROI on Total Project	106.41%
Investor Return	£376,063.19
Investor ROI	53.20%
Investor ROI PA	45.60%
Developer Share	£376,063.19
Developer % Profit on GDV	10.67%

PROJECT ST PETERS

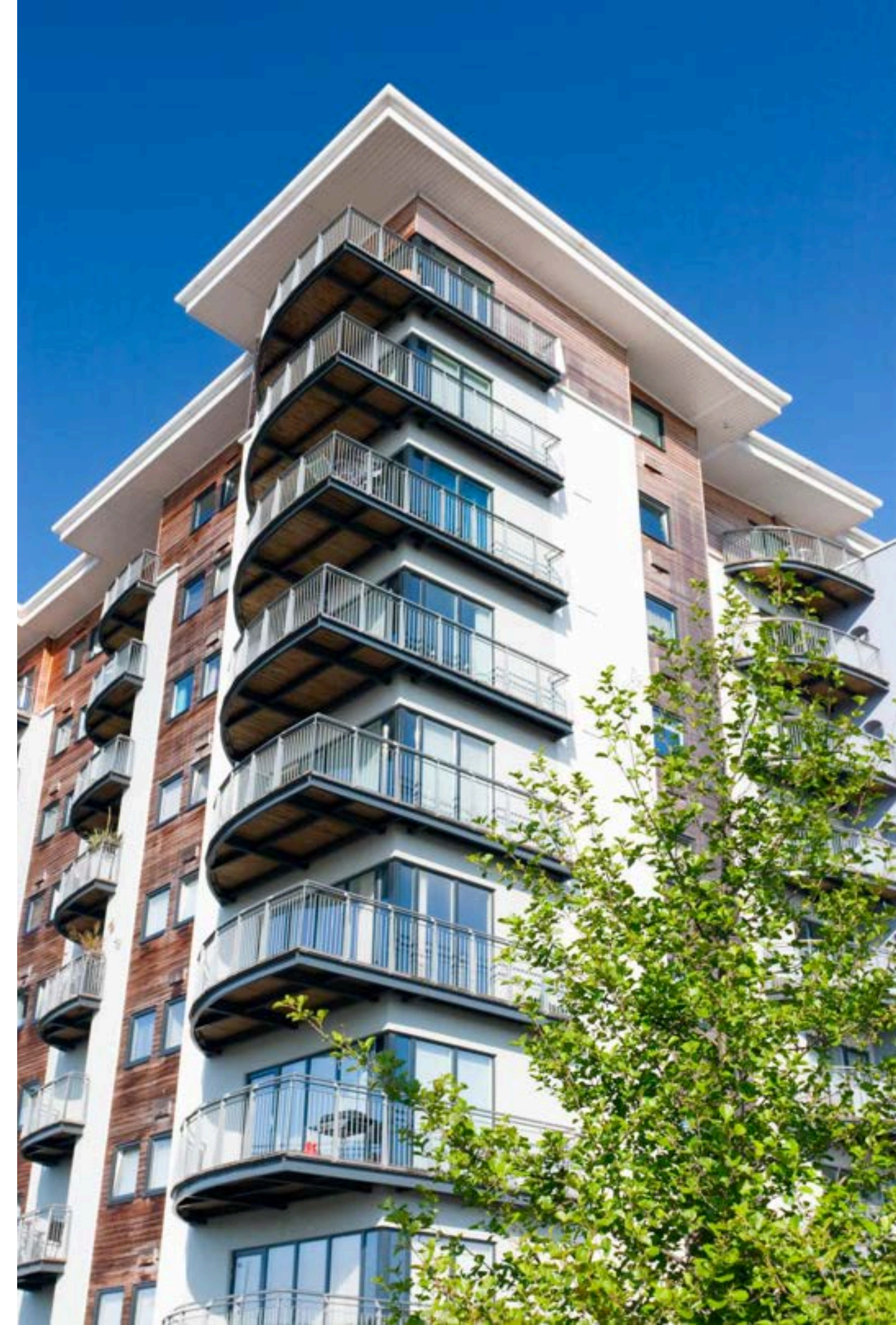
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St Peters

St Peters is a landmark 64-unit residential development with a projected GDV of £18 million. The site is being acquired via a conditional contract, allowing Brentor Group to secure full planning permission prior to completion. This planning-led strategy enables value to be unlocked at the earliest stage, positioning the scheme for significant profitability upon delivery.

- 64-unit residential development scheme
- GDV of £18 million
- Acquired via conditional contract subject to planning
- Currently in Planning



Our Projects



BRENTOR PROJECTS

○	2025 - BRENTOR DEVELOPMENT PROJECTS	
	RIVER STREET, BATH	REDEVELOPMENT OF 7 TOWNHOUSES INTO 31 LUXURY APARTMENTS PP £7,100,000 DC £4,500,000 GDV £16,700,00
	GAY STREET, BATH	5 LUX APARTMENTS PP £880,000 DC £750,000 GDV £2,350,000
	NEW COURT HOUSE	9 LUX APARTMENTS PP £975,000 DC £1,500,000 GDV £3,700,000
○	CO-LIVING PROJECTS	CONVERSION OF MULTIPLE PROPERTIES INTO 110 UNITS PP £4,790,000 DC £5,800,000 GDV £12,950,00. TO DATE (ON TARGET TO DELIVER OVER 250 UNIT THIS YEAR).
	ST PETERS ROAD	OPTION AGREEMENT IN PLACE FOR 64 APARTMENTS (EXPECTED START DATE 2027) PP £2,300,000 DC £12,000,000 GDV £19,000,000. IN PARTNERSHIP,
	2024 - CUMBERLAND PLACE PARKLANE	C2R - 6 UNITS PP £400,000 DC £450,000 GDV £ 1,195,000 (Brentor) GROUND UP - 6 FLATS PP £255,000 DC £650,000 GDV £ 1,200,000
○	CO-LIVING PROJECTS	CONVERSION OF MULTIPLE PROPERTIES INTO 171 UNITS PP £5,662,000 DC £4,700,000 GDV £13,450,000.
	2023	
	CO-LIVING PROJECTS	CONVERSION OF MULTIPLE PROPERTIES INTO 68 UNITS PP £3,100,000 DC £1,340,000 GDV £6,645,000.
○	CUMBERLAND PLACE	C2R - 6 UNITS PP £400,000 DC £450,000 GDV £ 1,195,000 (Cont 2024)
	ALHAMBRA ROAD	6 x 1 & 2 BED HMO PP £600,000 DC £190,000 GDV £900,000
○	2022	
	CO-LIVING PROJECTS	CONVERSION OF MULTIPLE PROPERTIES INTO 46 UNITS PP £3,390,000 DC £1,220,000 GDV £5,670,000

A CO-LIVING UNIT IS ANY RENTABLE ROOM/ APARTMENT IN A CO-LIVING BLOCK

PRE-BRENTOR GROUP

○	2009 - 2021	
	NEW BUILDS & REFURBS	31 UNITS DELIVERED TOTAL PP £3,700,000 DC £1,950,000 £6,540,000
	VARIOUS BRR BTL	GDV £2,350,000

MAJOR CLIENT PROJECTS WORLDWIDE - OWNERS REP/ PM

○	PROJECT ROSEN 19/21	PRIVATE CLIENT VARIOUS REFURBISHMENT PROJECTS COSTS €28,000,000
	PROJECT MALOUF 15/17	PRIVATE CLIENT REFURBISHMENT REFURB COSTS €8,000,000
	PROJECT GALILEO 10/12	PRIVATE CLIENT NEW BUILD COSTS €55,000,000
	PROJECT FILATOV 14/15	PRIVATE CLIENT REFURBISHMENT REFURB COSTS €11,000,000
	PROJECT M5 08/10	PRIVATE CLIENT REFURBISHMENT REFURB COSTS €15,000,000
	PROJECT LEBO 03/05	PRIVATE CLIENT NEW BUILD COSTS €45,000,000

Contact

Us

Thank you for considering Brentor Group as your investment partner. We are dedicated to providing strong investment opportunities across the South of England.

We look forward to the opportunity to work with you and create generational wealth together.

Phone Number

+44 (0)1590 23 00 88

Email Address

info@brentorgroup.co.uk

Website

www.brentorgroup.co.uk



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