



# PROPERTY INVESTMENT CV





# ABOUT RYAN

Ryan began his property journey at 18 with the purchase of his first buy-to-let and has since built a £6m+ portfolio of over 30 income-generating assets. With experience across multiple strategies, including buy-to-let, HMOs, commercial conversions, and new-build developments, he has developed a strong, commercially driven approach to property investment. His track record is built on scaling portfolios through strategic acquisitions, value-add projects, and effective use of finance.





# ASSETS CURRENTLY

- 25 Residential units
- 6 Commercial units
- 7 Property related businesses





# PORTFOLIO NUMBERS



## Value

£6,030,000 (RICS)

## Income

£348,900 p/a

## Lending

£3,302,987

# 2 ROXBORO

Acquired: 25<sup>th</sup> February 2022

## Figures

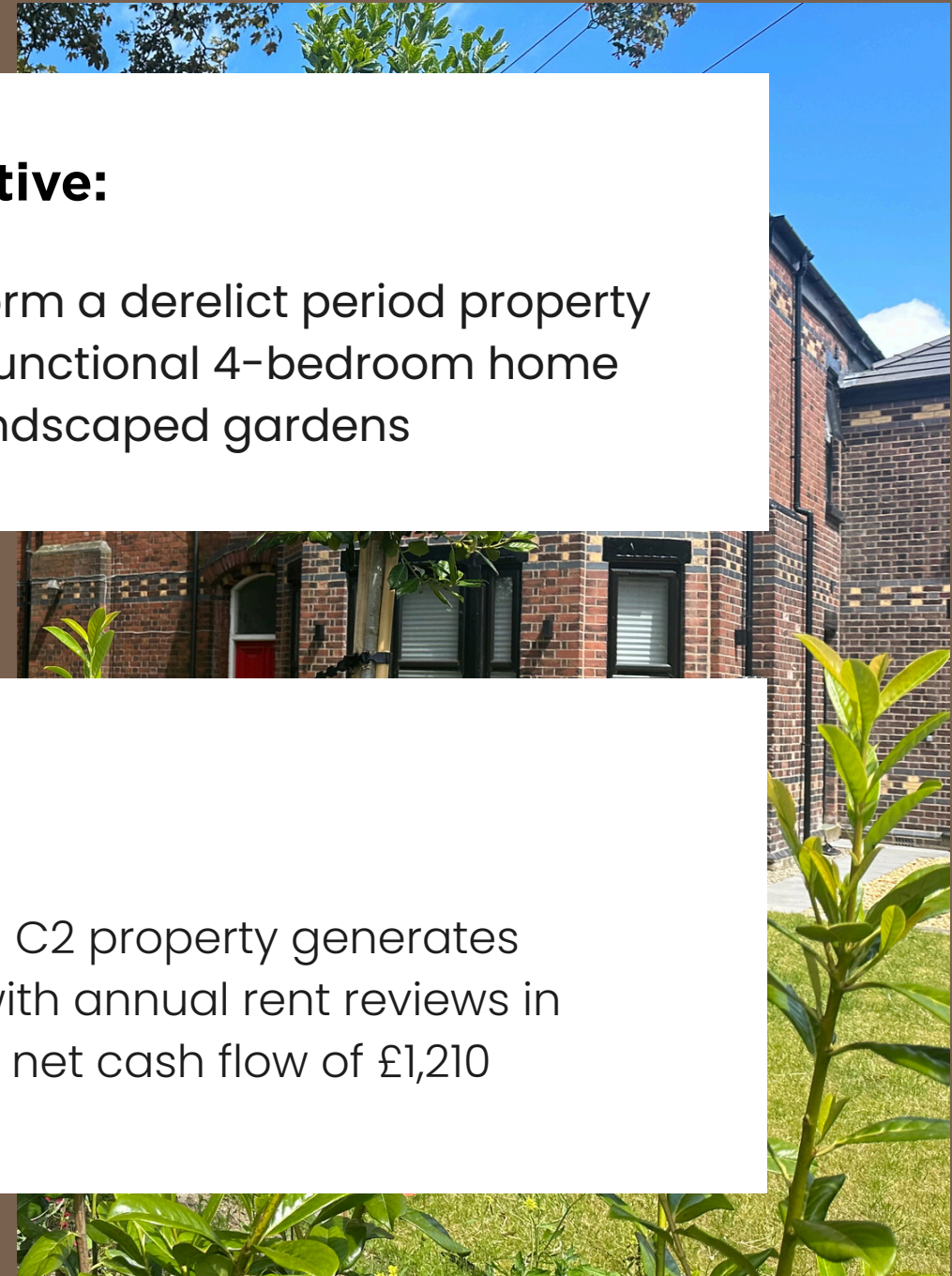
- Purchased for £165,000 through a local estate agent
- Spent close to £100,000 on both internal & external works
- It was valued at £400,000 by a RICS surveyor as of July 2024

### Objective:

Transform a derelict period property into a functional 4-bedroom home with landscaped gardens

### Today:

This Ofsted-regulated C2 property generates £30,000 per annum, with annual rent reviews in place, and provides a net cash flow of £1,210





## Figures

- Originally 1 detached house, this site was acquired for £495,000, without any planning permission in place
- Construction costs including development finance totalled £2.2m



# 352 WALKDEN RD

Acquired: 4th December 2017

## Objective:

Gain full planning for a residential scheme of 8 units, demolish existing house and construct 8 new-build properties.

## Today:

Now refinanced, 6 of the houses are built & tenanted, providing an annual rental income of £156,000. The 2 remaining un-built plots are in the process of being sold.

# LIVE PROJECTS



## 9-11 Church Street

Converting a 4-storey commercial property into a 6-storey mixed use building consisting of 6 apartments & 3 commercial units

**GDV: £1m | Completion: January 2027**



## 64 South Street

Full renovation and reconfiguration of a two-bedroom semi-detached property to create a three-bedroom layout.

**GDV: £175k | Completion: August 2026**





# RYAN'S FUTURE PLANS

## Next 12 months

Ryan aims to complete all current renovation projects, before refinancing and re-assessing the immediate market conditions.

## Years 2 – 5

With strong provider relationships in place, Ryan plans to expand his C2 portfolio while acquiring 10 standard buy-to-let properties annually.





# THANK YOU

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