# THE MISTORIA GROUP

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## Mistoria Group given the seal of approval by their tenants

As a company, we have taken the initiative to go into areas of regeneration where there are a large number of derelict properties, and transform these houses into student accommodation of the highest standard in the North of England.

We do this by utilising the exceptional relationships we have built with the very best tradesmen, building surveyors and quantity surveyors. Using high quality materials in the form of kitchens, bathrooms, tiles, carpets and hotel grade furniture has enabled us to refurbish these properties over a 6-10 week period. Very recently, we were credited as providing a 'superior service' by our tenants at 50 Mildred Street, Salford.

The property was purchased in early February and required complete refurbishment. With work commencing on 4th February and the new tenants scheduled to move in on 14th March, we took on the challenge to provide a high quality finished product within an extremely tight timeframe.

Despite encountering a number of unexpected challenges throughout the process, such as dry rot, a collapsed kitchen floor and a ceiling that required replacement, we secured the trust of our tenants and delivered on time.

One of our tenants at 50 Mildred Street, Abigail Spindler, said "When we met up with Mistoria Group in January, we were shown a show home and floor plans of the property, with an understanding that the property be completed by 14th March, the final day of our current tenancy. My friends and I were quite anxious that 50 Mildred Street would not be finished in time for our planned move, but Mistoria Group turned the refurbishment around extremely quickly. At one point, when it appeared that this might not be the case, the team offered to arrange alternative accommodation for us until the property was ready. They kept us up to date with progress continually, were efficient and in my opinion, went above and beyond in terms of service. We are extremely happy with the service we received and will be recommending Mistoria Group to our friends."

As a company, our growth is due, in part, to our ability to identify opportunities, use local knowledge and a core team of professionals, such as our lettings department, to provide an exceptional return on investment. On average, rooms generate between £80-100 per week and our investors receive between 9-12% net cash yield, which, when geared, can be as high as 35%.

**For further information on how Mistoria Group can help you, please contact us on 0800 500 3015.**

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