Want to end Rental Bias? Start Building More Social Housing.

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**How to make a killing in the renovation game**

Flipping — buying property to do it up and sell it on — fell out of fashion during the downturn, but as house prices rise, so does the chance to proft, writes Grainne Rothery

Two years ago, and less than six months after renovating the house, O'Sullivan had put her period home at Royal Terrace West on the market for a price of €225,000. It was advertised as a unique opportunity — it had been bought by a builder, knocked down, and rebuilt from scratch. The asking rent for suitable properties was €850 per month.

It’s big money but the costs of renovating a house can consume and cash-absorb, leaving you without profit for various reasons. Mdlandlords are often not able to see an opportunity where it’s not that obvious to others, and it might be easier to sell a property as a build, and to rescind。”

**Want to know out what you’re going to get when it’s finished? That’s key. That’s your margin.**

**How does it work?**

When it’s finished, you should add 30% to what you’ve done. You should make sure you have the right frame, and that you have a winning product. You should make sure you have the right marketing. You should make sure you have the right location. You should make sure you have the right price. You should make sure you have the right funding. You should make sure you have the right team. You should make sure you have the right vision. You should make sure you have the right execution. You should make sure you have the right delivery. You should make sure you have the right management. You should make sure you have the right support. You should make sure you have the right network. You should make sure you have the right reputation. You should make sure you have the right visibility. You should make sure you have the right strategy. You should make sure you have the right vision. You should make sure you have the right execution. You should make sure you have the right delivery. 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