
Dean Parker & Steve McKnight (Property Investing.com)

September 2009

Latest Renovation – Drummond Street North

Steve McKnight: What's your latest reno then, Dean? If that was your first one, what are you doing at the moment?

Dean Parker: Latest project we have going on at the moment is eight two-bedroom units. It's a full block of units that we're doing. It's a big double-story brick veneer building. It was just in total...it's not total, it's probably 30, 35 years old, just cosmetically terrible, just a big eyesore actually. It had been attempted a reno probably about ten years ago where the guys had put up some decking and stuff and not painted it and it sort of just made it look now look worse than what it did probably pre they had done that.

So we're renovating that just the outside of that. We paid about \$950,000 for the whole block and we've got an end valuation of \$1.3 million on that one and we'll probably only spend about \$100,000 on it. So it's around about \$200,000 of profit in that project and we're not doing any of the work which is a good thing just as project management.

Steve McKnight: Is it true that I hear a rumor that this block was actually the same one that I wrote about in my first book?

Dean Parker: That could be true. I believe it is true, actually and I think there's a funny story that you had about this block of units. So it was only the other day that we found this out, wasn't it?

Steve McKnight: Yeah, this is the one that I walked through and wrote about in the book about Connie living there with her crochet and the sound of the traffic and that chalk outline body on the floor. It's amazing that ten years on, you've happened to buy it.

Dean Parker: There you go. It is. And yeah...And I think that the people who had bought it then have owned it all the way through until now. So yeah, it's just one of those...

Steve McKnight: Better not sell it. It had a lot of nostalgia then?

Dean Parker: Yeah, well, we've actually sold two of them...

Steve McKnight: What?

Dean Parker: It finally went on the market last weekend. We've got two of them sold. We've got a good start.