

SELL YOUR TENANTED
PROPERTY.COM



PROPERTY INVESTMENT SCHEDULE

11 Londonderry Terrace,
Peterlee, County Durham
SR8 3LF

PROPERTY DETAILS

11 Londonderry Terrace,
Peterlee, County Durham
SR8 3LF

OFFERS OVER
£59,000

Sell Your Tenanted Property are delighted to bring to market this 3- bedroom terraced property situated in the sought after area of Peterlee

Type Of Home Terraced

Tenure Freehold

Rent £550/PCM

Returns £6,600

Yield 11.1%

Bedrooms 3

Bathrooms 1

Receptions 2

PROPERTY IMAGES



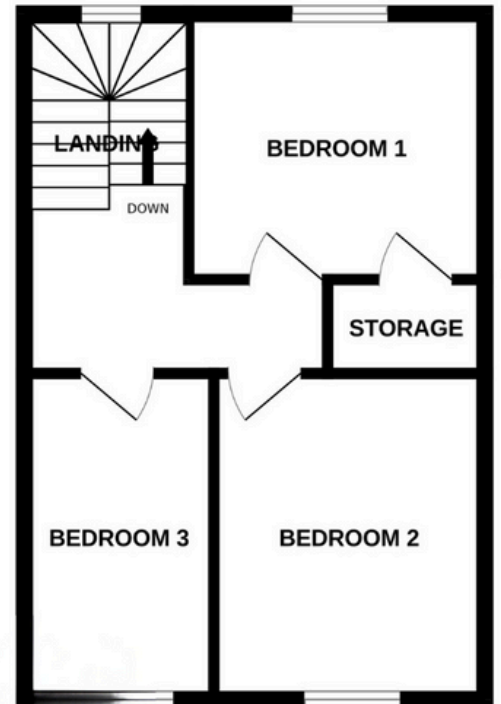
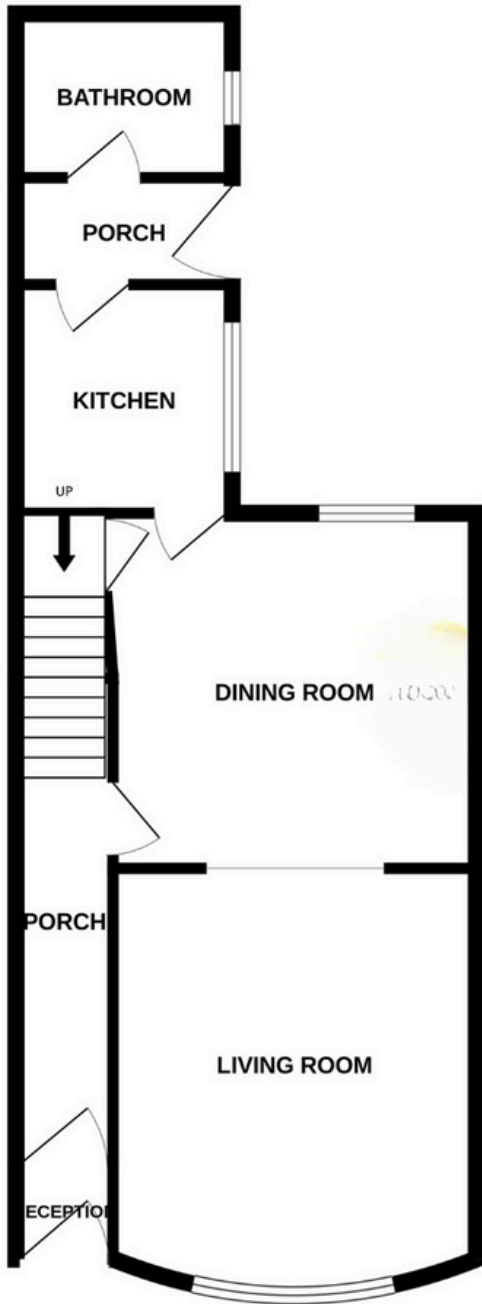
PROPERTY IMAGES



FLOOR PLAN

GROUND FLOOR

1ST FLOOR



INVESTMENT SUMMARY

The next 4 pages are a projection of the potential return on your investment

We have looked at the potential returns in 4 different scenarios.
First at the current rent. Secondly at the potential rent.

For each of those 2 rental figures, we then looked at the return if:

1. You purchased with cash outright.
2. You put down a 25% deposit & borrowed 75% (75% LTV)

We also looked at the historic increase in value of property in the area.
We then used the historic performance to show the potential future increase over the next 5 years based on the current market value.

- **Page 8 – Current annual rent returns for a cash purchase and for 75% LTV Purchase**
- **Page 10 – Historic increase in value & potential future increase in value. Within the area.**
- **Page 11 – Combined potential rental & potential increase in value: to give a Total Potential Return - over 5 years**

RETURN AT MARKET RENT

£550/PCM

Cash Purchase Investment/ Current Return = **10.7% Yield**

Investment

House Purchase Price	£59,000
LBTT	£1,770
Legal Fees	£1000
Total Investment	£61,770

Income

Annual Income	£6,600
Less Mortgage Int	£0
Factor Fees	£0
Net Annual Income	£6,600

BTL Mortgage Investment/ Current Return = **25% Yield**

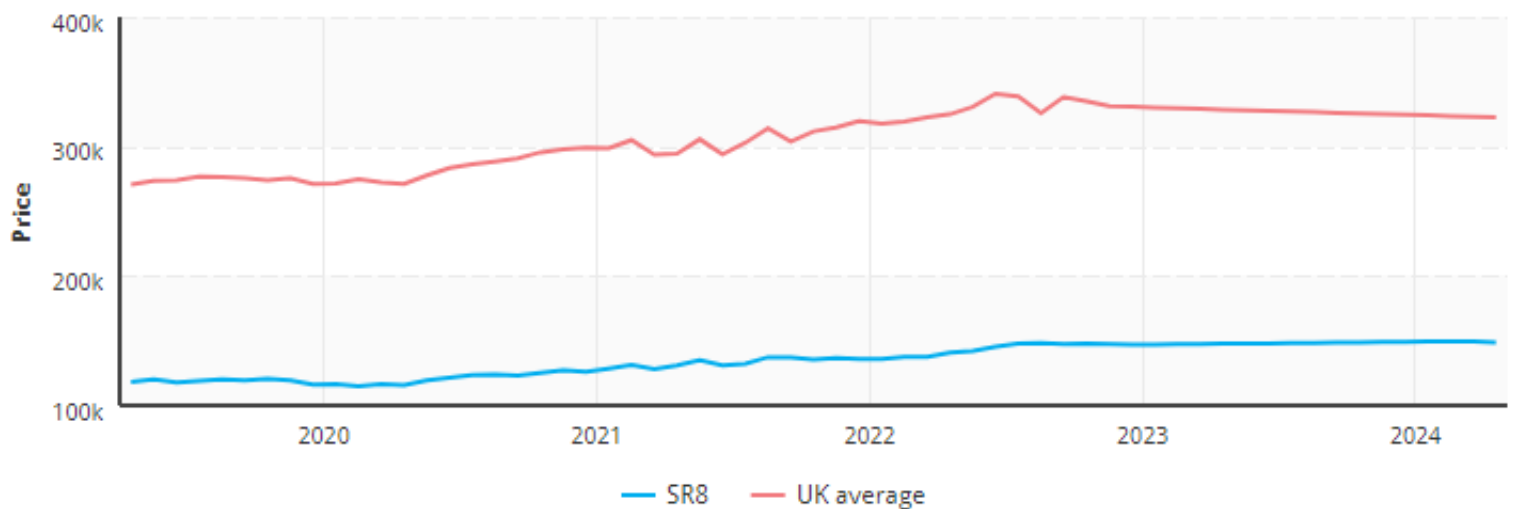
25% Of Purchase Price	£14,750
LBTT	£1,770
Legal Fees	£1000
Total Investment	£17,520

Potential Annual Income	£6,600
Less Mortgage Int	£2,212
Factor Fees	£0
Net Annual Income	£4,388

*Assumed 25% deposit & BTL interest rate of 5%

PROJECTED FUTURE VALUE

House prices in the SR8 Area In The Last 5 Years



Historically, House prices in the SR8 area have risen by 25%

TENANT POTENTIAL RETURN OVER 5 YEARS

BASED ON THE CURRENT RENT

5 Year Total Potential Return

Cash Purchase Investment/Potential Total Return **81%**

Cash Investment	£61,770
5 Year Income	£33,000
Potential Increase In Value <i>(based off of CMV of £59k)</i>	£14,750
House Price In 5 Years	£73,750 (conservatively)
Total Potential Return	£47,750

BTL Mortgage Investment/Potential Total Return **209%**

Cash Investment	£17,520
5 Year Net Income	£21,940
Potential Increase In Value	£14,750
Total Potential Return	£36,690

TENANT INFORMATION



Tenancy Agreement In Place



No Missed/ Late Rent Payments In Last 12 Months



Tenant Expected To Stay Long Term



Property Fully Compliant (EICR/ Gas Safety etc)

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LOCAL SALES ACTIVITY

9, Londonderry Terrace, Peterlee, County Durham SR8 3LF

Semi-Detached

£79,999

2 Jun 2023

Freehold

No other historical records



4, Londonderry Terrace, Peterlee, County Durham SR8 3LF

3 bed, terraced

£73,500

12 May 2023

Freehold

£28,000

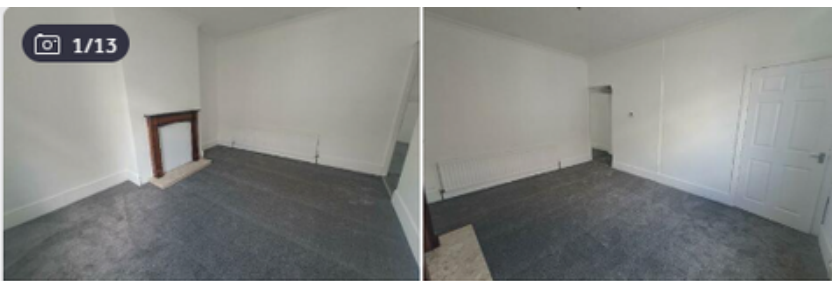
19 May 1995

Freehold

No other historical records



LOCAL LETTINGS ACTIVITY



1/13

Easington Street, Easington, SR8

Terraced  2  1

0.02 miles

Rent UK Property are pleased to offer this recently refurbished house to rent in Peterlee.



£500 pcm
£115 pw



1/8

Thorpe Street, Easington Colliery, County Durham, SR8

Terraced  2  1

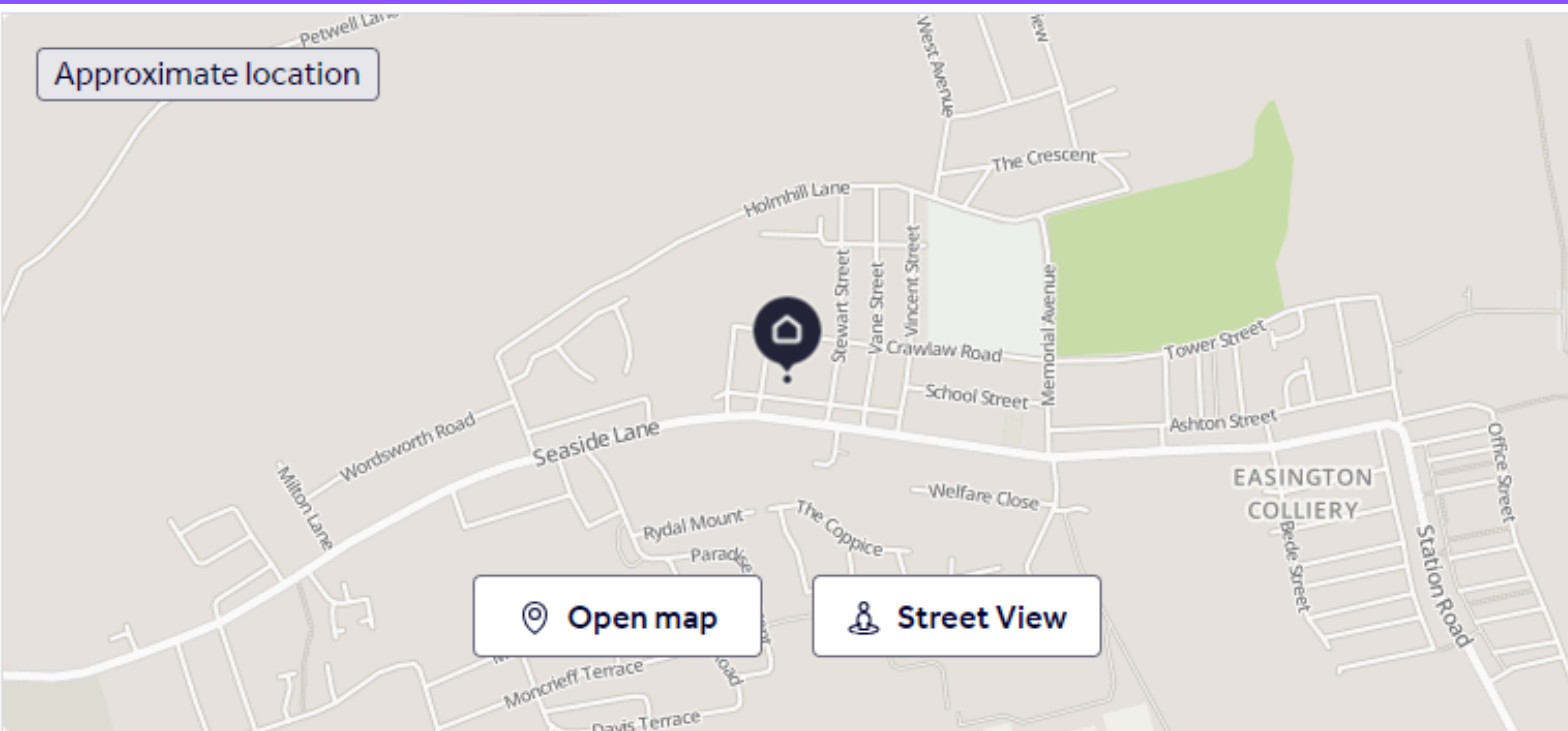
0.12 miles

Holbrook & Co are offering this well presented two-bedroom terraced home to the market. The property briefly comprises of;



£550 pcm
£127 pw


LOCAL SCHOOLS




Stations

Schools

NEAREST SCHOOLS (i)

-  **Hope Wood Academy** 0.1 miles
State School | Ofsted: Good
-  **Easington Colliery Primary School** 0.3 miles
State School | Ofsted: Good
-  **Our Lady Star of the Sea Roman Catholic Voluntary ...** 1.2 miles
State School | Ofsted: Good
-  **Easington Academy** 0.9 miles
State School | Ofsted: Good

 **Show more on map**

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Contact Information



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