

**SELL YOUR TENANTED  
PROPERTY.COM**



**PROPERTY  
INVESTMENT  
SCHEDULE**

**24 Phalp Street  
County Durham  
DH6 2ST**

# PROPERTY DETAILS

24 Phalp Street  
County Durham  
DH6 2ST

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OFFERS IN EXCESS OF  
£110,000

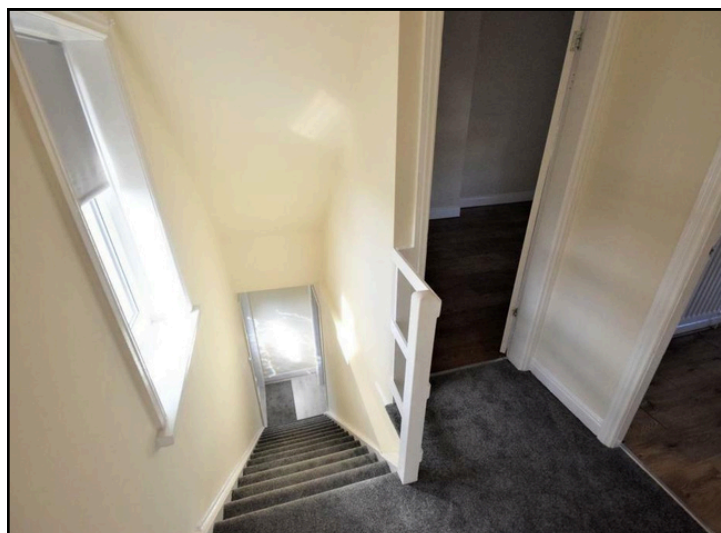
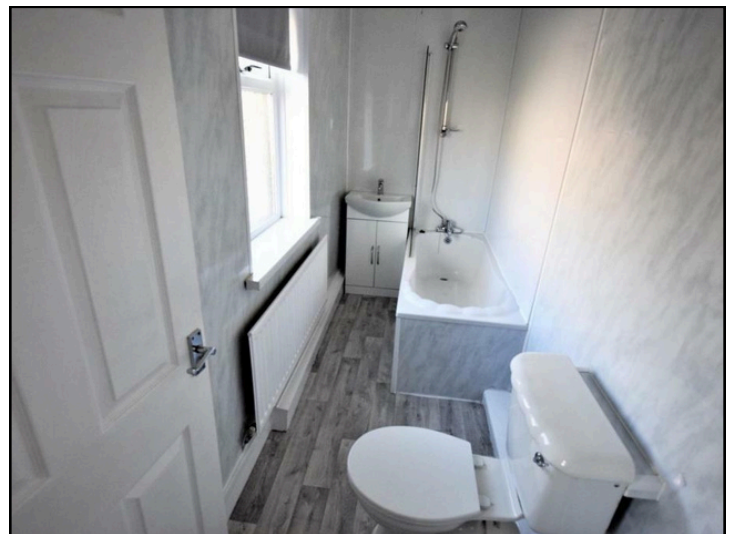
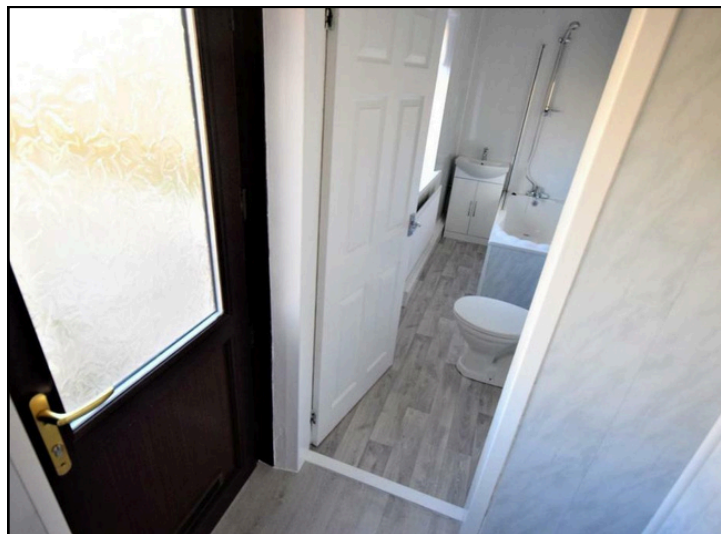
Sell Your Tenanted Property are delighted to bring to market this 3- bedroom house situated in the sought after area of County Durham

<b>Type Of Home</b>	Terraced	<b>Bedrooms</b>	3
<b>Tenure</b>	Freehold	<b>Bathrooms</b>	1
<b>Rent</b>	£550/PCM	<b>Reception</b>	1
<b>Returns</b>	£6,600	<b>Area Sqft</b>	1001
<b>Yield</b>	6%		

# PROPERTY IMAGES



# PROPERTY IMAGES



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# 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.**
- **Page 9 - Potential annual rent returns for a cash purchase & 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 CURRENT RENT £550/PCM

Cash Purchase Investment/ Current Return = **5.8% Yield**

## Investment

House Purchase Price	£110,000
LBTT	£3,300
Legal Fees	£1,000
Total Investment	£114,300

## Income

Annual Income	£6,600
Less Mortgage	£0
Service Charge & Ground Rent	£0
Net Annual Income	£6,600

BTL Mortgage Investment/ Current Return = **8.96% Yield**

## Investment

25% Of Purchase Price	£27,500
LBTT	£3,300
Legal Fees	£1,000
Total Investment	£31,300

## Income

Potential Annual Income	£6,600
Less Mortgage Int	£3,795
Service Charge & Ground Rent	£0
Net Annual Income	£2,805

\*Assumed 25% deposit & BTL interest rate of 4.6%



# RETURN AT POTENTIAL RENT

## £590/PCM

Cash Purchase Investment/ Current Return = **6.2% Yield**

### Investment

House Purchase Price	£110,000
LBTT	£3,300
Legal Fees	£1,000
Total Investment	£114,300

### Income

Annual Income	£7,080
Less Mortgage	£0
Service Charge & Ground Rent	£0
Net Annual Income	£7,080

BTL Mortgage Investment/ Current Return = **10.5% Yield**

### Investment

25% Of Purchase Price	£27,500
LBTT	£3,300
Legal Fees	£1,000
Total Investment	£31,300

### Income

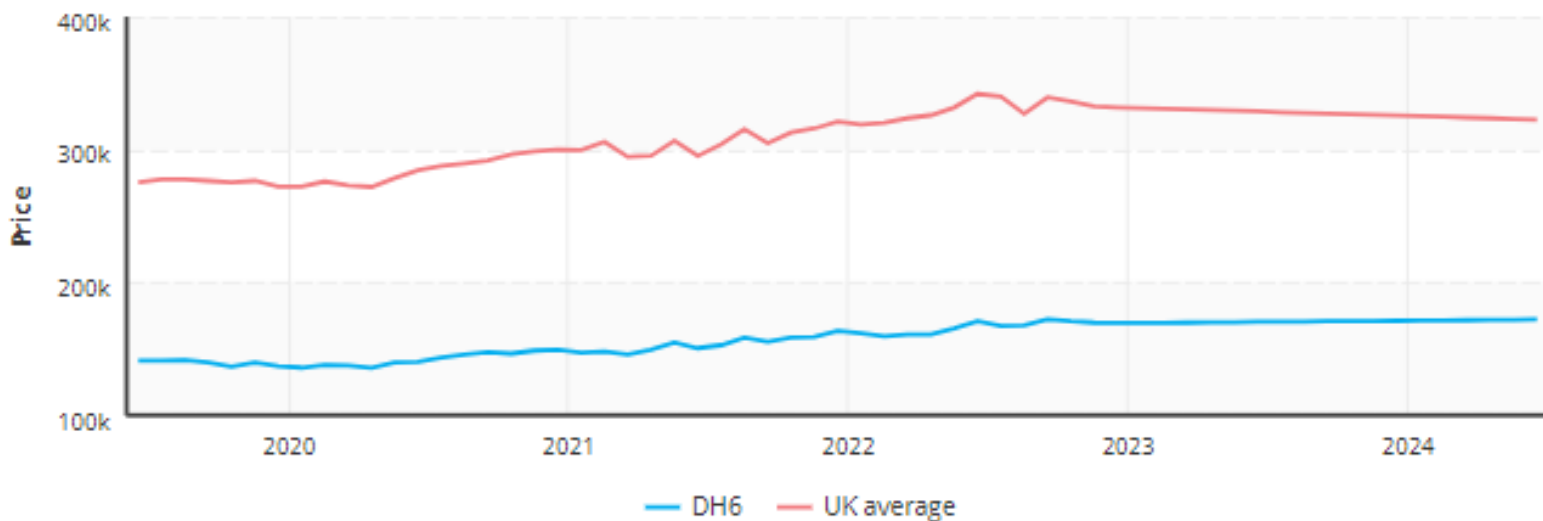
Potential Annual Income	£7,080
Less Mortgage Int	£3,795
Service Charge & Ground Rent	£0
Net Annual Income	£3,285

\*Assumed 25% deposit & BTL interest rate of 4.6%

# PROJECTED FUTURE VALUE

## House prices in the DH6 Area In The Last 5 Years

### Average home values nationwide



Historically, House prices in the DH6 area have risen by 28.6%

# TENANT POTENTIAL RETURN OVER 5 YEARS

**BASED ON THE POTENTIAL RENT**

## 5 Year Total Potential Return

Cash Purchase Investment/Potential Total Return **60.8%**

<b>Cash Investment</b>	<b>£110,000</b>
5 Year Income	£35,400
Potential Increase In Value (based off of CMV of £110k)	£31,460
<b>House Price In 5 Years</b>	<b>£141,460 (conservatively)</b>
Total Potential Return	£66,860

BTL Mortgage Investment/Potential Total Return **174.13%**

<b>Cash Investment</b>	<b>£31,300</b>
5 Year Net Income	£16,425
Potential Increase In Value	£31,460
Total Potential Return	£47,885

# LOCAL SALES ACTIVITY


## Comparable sale properties



**£60,000**

Palmer Street South, Hetton, Durham, Durham DH6

Distance: 0.02 miles

 2  Terraced house / Freehold

This lovely terraced home has much to offer. You will find 2 bedrooms, a modern fitted kitchen and on-street parking is available to the front. Viewing Advised!

Sale date: Sep 2022      Jul 2009  
Price: £54,000      £72,500



**£55,000**

Palmer Street, South Hetton, Durham DH6 **ARCHIVED**

Distance: 0.04 miles

 3  Terraced house

Summary \*\*three bedrooms\*\*kitchen/dining room\*\*garage & driveway\*\*south/east facing garden\*\* Pattinson Estate Agents are happy to welcome to the market this deceptively ...

Sale date: Jan 2021  
Price: £51,000





**£90,000**

Windermere Road, South Hetton, Durham DH6

Distance: 0.14 miles

**ARCHIVED**

 2  Semi-detached house

Summary Pattinson Estate Agents welcome this 2 double bedroomed home located on Windermere Road in South Hetton. \*Please see walk through video tour\* The accommodation is well ...



**£75,000**

Hawthorn Cottages, South Hetton, Durham, County Durham DH6

Distance: 0.14 miles

 2  Semi-detached house / Freehold

EweMove bring to the market this 2 bedroom semi detached home situated in Hawthorn Cottages.

Sale date: Jun 2004  
Price: £55,000

# LOCAL LETTINGS ACTIVITY

## Comparable rental properties



**£600 pcm (£138 pw)**

Gregson Terrace, South Hetton, Durham DH6

Distance: 0.12 miles

ARCHIVED

1 Bungalow

Summary Beautifully refurbished bungalow... Keith Pattinson Estate Agents are delighted to welcome to the sales market this impressive one bedroom terraced bungalow situated on ...



**£600 pcm (£138 pw)**

Forster Crescent, South Hetton, Durham DH6

Distance: 0.13 miles

3 Terraced house

Summary We welcome to the rentals market this impressive three bedroom family home situated on Forster Crescent in South Hetton, County Durham. The property briefly comprises of: ...



**£595 pcm (£137 pw)**

Hawthorn Cottages, South Hetton DH6

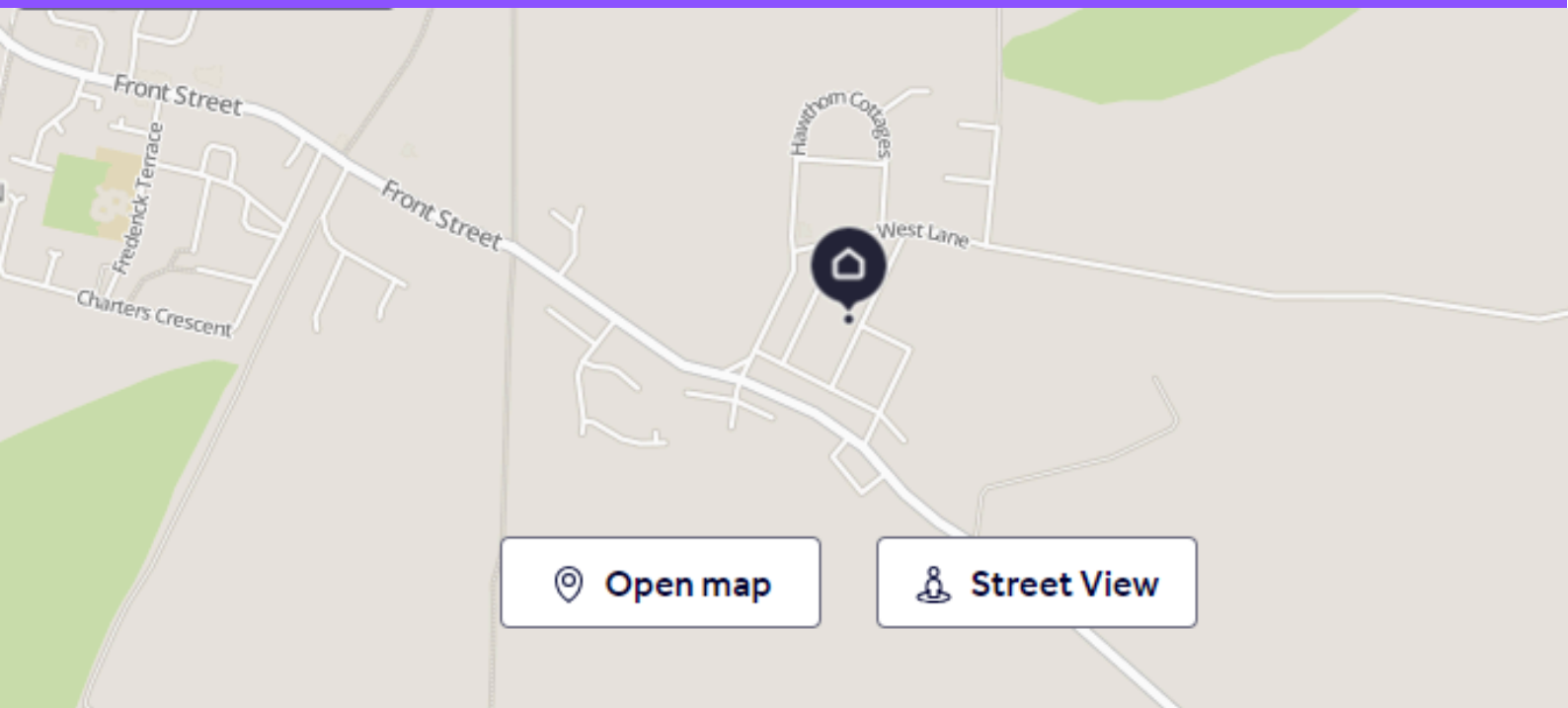
ARCHIVED

Distance: 0.15 miles

2 Semi-detached house

Sylvester Properties are pleased to present to the rental market this two bedroom semi detached property located on Hawthorn Cottages, South Hetton. This well presented property comprises, to the ...





# LOCAL SCHOOLS



Stations

**Schools**

## NEAREST SCHOOLS (i)

-  **South Hetton Primary** 0.6 miles  
State School | Ofsted: Good
-  **St Joseph's Catholic Primary School, Murton** 1.2 miles  
State School | Ofsted: Good
-  **Ribbon School** 1.5 miles  
State School | Ofsted: Good
-  **Our Lady of Lourdes Catholic Primary School, Shot...** 2.2 miles  
State School | Rating: N/A

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# Contact Information



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