

SELL YOUR TENANTED
PROPERTY.COM



PROPERTY INVESTMENT SCHEDULE

41 Strathmore Crescent
Newcastle Upon Tyne
NE4 8UB

PROPERTY DETAILS

41 Strathmore Crescent Newcastle Upon Tyne NE4 8UB

OFFERS IN THE REGION OF
£110,000

Sell Your Tenanted Property are delighted to bring to market this 5- bedroom house situated in the sought after area of Newcastle Upon Tyne

Type Of Home Terraced

Tenure Freehold

Rent £735/PCM

Returns £8,820

Yield 7.38

Bedrooms 5

Bathrooms 1

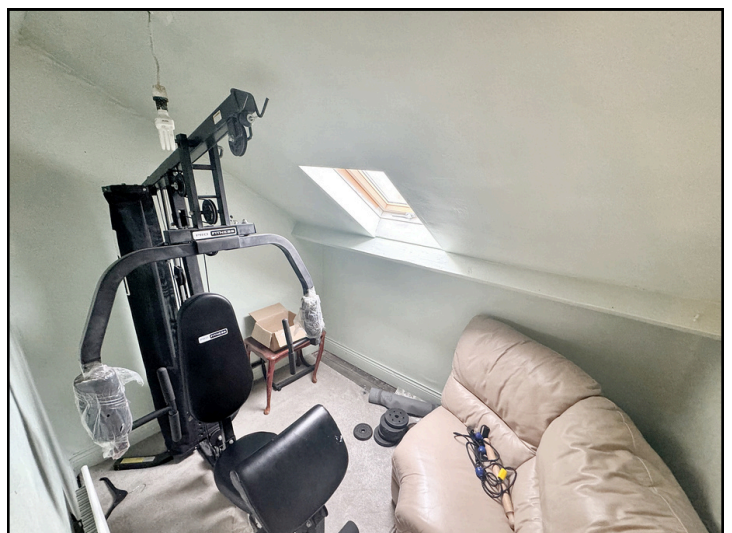
Reception 1

Area Sqft 1367

PROPERTY IMAGES



PROPERTY IMAGES

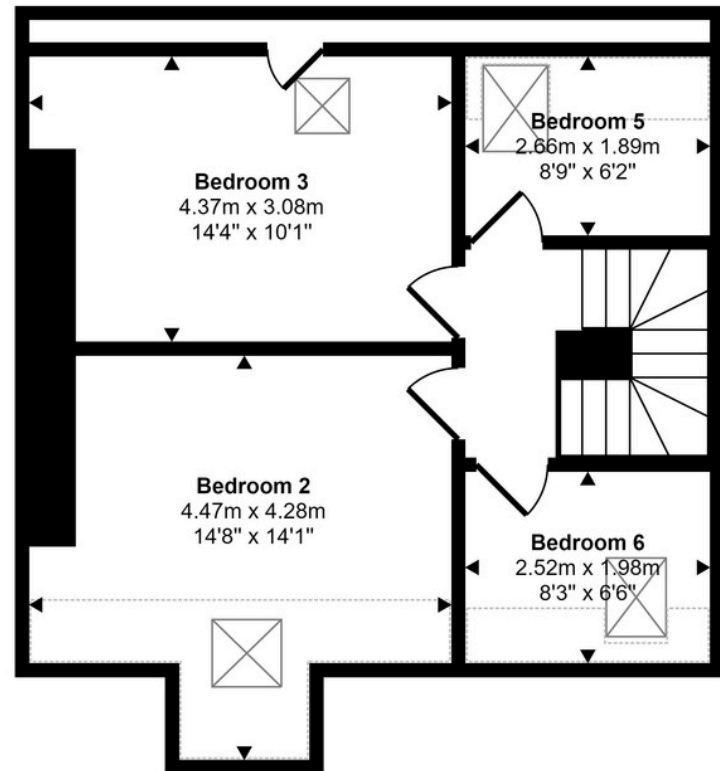
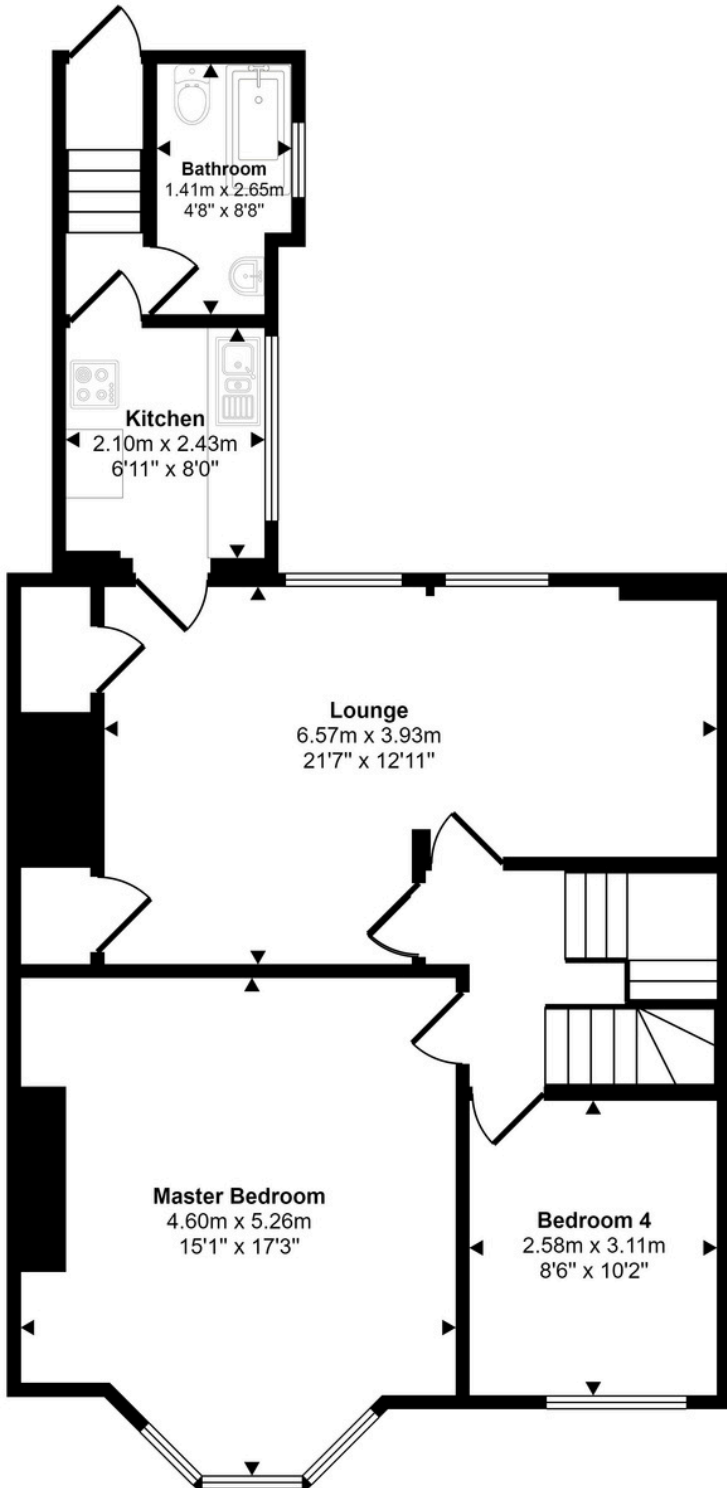


PROPERTY IMAGES



FLOOR PLAN

Approx Gross Internal Area
127 sq m / 1367 sq ft



Second Floor

Approx 50 sq m / 541 sq ft

First Floor

Approx 77 sq m / 826 sq ft

☐ Denotes head height below 1.5m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

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 £735/PCM

Cash Purchase Investment/ Current Return = **7.7% Yield**

Investment

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

Income

Annual Income	£8,820
Less Mortgage	£0
Service Charge & Ground Rent	£0
Net Annual Income	£8,820

BTL Mortgage Investment/ Current Return = **15.8 % Yield**

Investment

25% Of Purchase Price	£27,500
LBTT	£3,300
Legal Fees	£1,000
Total Investment	£31,800

Income

Potential Annual Income	£8,820
Less Mortgage Int	£3,795
Service Charge & Ground Rent	£0
Net Annual Income	£5,025

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

RETURN AT POTENTIAL RENT £865/PCM

Cash Purchase Investment/ Current Return = **9% Yield**

Investment

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

Income

Annual Income	£10,380
Less Mortgage	£0
Service Charge & Ground Rent	£0
Net Annual Income	£10,380

BTL Mortgage Investment/ Current Return = **20.7% Yield**

Investment

25% Of Purchase Price	£27,500
LBTT	£3,300
Legal Fees	£1,000
Total Investment	£31,800

Income

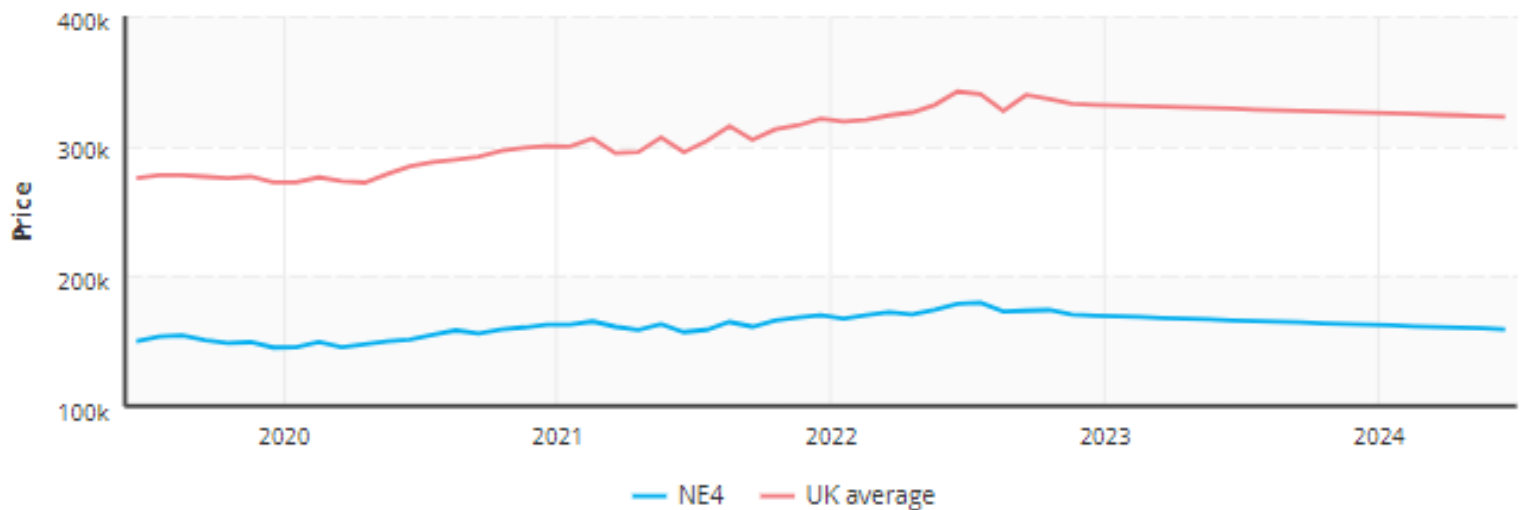
Potential Annual Income	£10,380
Less Mortgage Int	£3,795
Service Charge & Ground Rent	£0
Net Annual Income	£6,585

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

PROJECTED FUTURE VALUE

House prices in the NE4 Area In The Last 5 Years

Average home values nationwide



Historically, House prices in the NE4 area have risen by 6.7%

TENANT POTENTIAL RETURN OVER 5 YEARS

BASED ON THE POTENTIAL RENT

5 Year Total Potential Return

Cash Purchase Investment/Potential Total Return **17.4%**

Cash Investment	£110,000
5 Year Income	£51,900
Potential Increase In Value (based off of CMV of £110k)	£8,710
House Price In 5 Years	£138,710 (conservatively)
Total Potential Return	£60,610

BTL Mortgage Investment/Potential Total Return **130.9%**

Cash Investment	£31,800
5 Year Net Income	£32,925
Potential Increase In Value	£8,710
Total Potential Return	£41,635

LOCAL SALES ACTIVITY

Comparable sale properties



B **£64,950**
Canning Street, Benwell, Newcastle Upon Tyne NE4 **Distance:** 0.03 miles

2 **Flat / Freehold**

A great investment opportunity has arisen to the market to acquire this two bedroom flat, situated within the popular residential area of Benwell and is close to the enviable city centre of ...

Sale date:	Oct 2004	Jan 2004	Dec 2003
Price:	£40,000	£32,500	£10,000



C **£80,000**
Strathmore Crescent, Benwell, Newcastle Upon Tyne NE4 **Distance:** 0.04 miles

4 **Terraced house**

Summary For sale by online unconditional auction until (29/06/2024 13:30) Terms and Conditions Apply. We are pleased to offer for sale this impressive four bedroom terraced house ...



D **£55,000**
Ellesmere Road, Benwell, Newcastle Upon Tyne NE4 **Distance:** 0.04 miles

2 **Flat**

Summary For Sale by online unconditional auction. Terms and conditions apply. A two bedroom lower flat situated on the sought after Ellesmere Road, Benwell. The property is ...

Sale date:	Jun 2022	Sep 2006
Price:	£62,500	£55,000



E **£55,000**
Ellesmere Road, Benwell, Newcastle Upon Tyne NE4 **Distance:** 0.04 miles

2 **Flat**

Summary For sale by online unconditional auciton. Terms and Conditions apply. A two bedroom ground floor flat located on Ellesemere Road, Benwell. The property is situated close ...

LOCAL LETTINGS ACTIVITY

Comparable rental properties



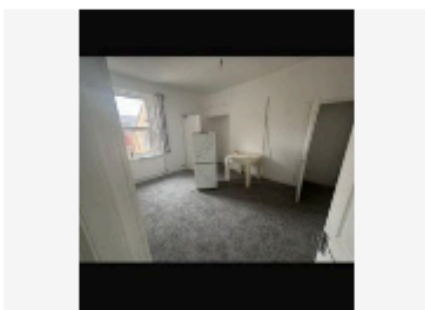
£1,100 pcm (£254 pw)

Condercum Road, Newcastle Upon Tyne NE4

Distance: 0.08 miles

3  Flat

A 3 bedroom upper floor flat has become available conveniently located within easy access to the West Road and city centre area.



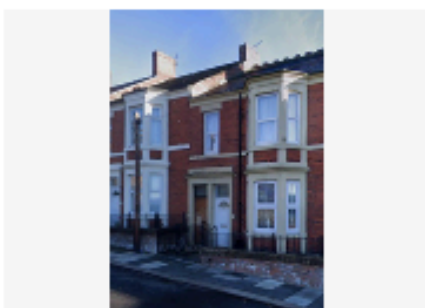
£1,200 pcm (£277 pw)

Condercum Road, Newcastle Upon Tyne NE4

Distance: 0.08 miles

3  Flat

A 3 bedroom first floor flat will be ready for 01/07/2024. Newly renovated with new bathroom, kitchen, new carpets and flooring



£750 pcm (£173 pw)

Condercum Road, Benwell, Newcastle Upon Tyne NE4

Distance: 0.09 miles

ARCHIVED

2  Flat

Fenix Property are delighted to welcome to the market this 2 Bedroom Lower Flat situated on Condercum Road, Benwell, Newcastle. Close to the West Road, the property offers an abundance of local ...



£900 pcm (£208 pw)

Condercum Road, Benwell, Newcastle Upon Tyne NE4

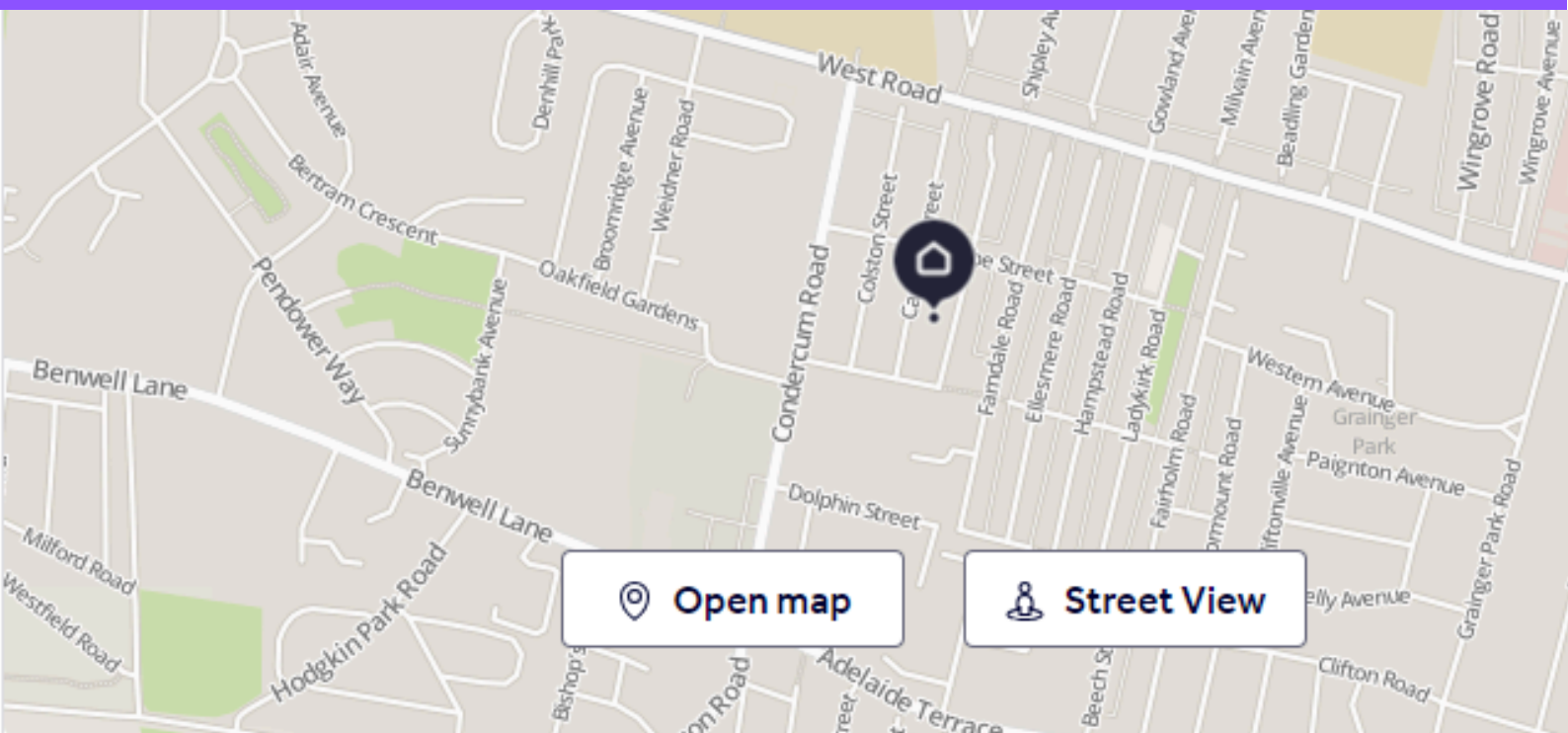
Distance: 0.09 miles

ARCHIVED

3  Flat

Fenix Property are delighted to welcome to the market this 3 Bedroom Upper Flat situated on Condercum Road, Benwell, Newcastle. Close to the West Road, the property offers an abundance of local ...





LOCAL SCHOOLS



Stations

Schools

NEAREST SCHOOLS

-  **Canning Street Primary School** 0.1 miles
State School | Ofsted: Good
-  **Trinity Academy Newcastle** 0.1 miles
State School | Ofsted: Requires improvement
-  **West Newcastle Academy** 0.4 miles
State School | Ofsted: Good
-  **St Johns Primary School** 0.5 miles
State School | Ofsted: Good

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