

SELL YOUR TENANTED  
PROPERTY.COM



# PROPERTY INVESTMENT SCHEDULE

12 Boston Street  
Peterlee  
SR8 3SL

# PROPERTY DETAILS

12 Boston Street  
Peterlee  
SR8 3SL

OFFERS IN THE REGION OF  
£51,000

Sell Your Tenanted Property are delighted to bring to market this 2- bedroom house situated in the sought after area of Peterlee

<b>Type Of Home</b>	Terraced	<b>Bedrooms</b>	2
<b>Tenure</b>	Freehold	<b>Bathrooms</b>	1
<b>Rent</b>	£375/PCM	<b>Reception</b>	1
<b>Returns</b>	£4,500	<b>Area Sqft</b>	827
<b>Yield</b>	8.8%		

# PROPERTY IMAGES



# PROPERTY IMAGES



# 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

## £375/PCM

Cash Purchase Investment/ Current Return = **8.4 % Yield**

### Investment

House Purchase Price	£51,000
LBTT	£1,530
Legal Fees	£1,000
Total Investment	£53,530

### Income

Annual Income	£4,500
Less Mortgage	£0
Service Charge & Ground Rent	£0
Net Annual Income	£4,500

BTL Mortgage Investment/ Current Return = **17.9 % Yield**

### Investment

25% Of Purchase Price	£12,750
LBTT	£1,530
Legal Fees	£1,000
Total Investment	£15,280

### Income

Potential Annual Income	£4,500
Less Mortgage Int	£1,759.5
Service Charge & Ground Rent	£0
Net Annual Income	£2,740.5

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

# RETURN AT POTENTIAL RENT

## £465/PCM

Cash Purchase Investment/ Current Return = **10.4 % Yield**

### Investment

House Purchase Price	£51,000
LBTT	£1,530
Legal Fees	£1,000
Total Investment	£53,530

### Income

Annual Income	£5,580
Less Mortgage	£0
Service Charge & Ground Rent	£0
Net Annual Income	£5,580

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

### Investment

25% Of Purchase Price	£12,750
LBTT	£1,530
Legal Fees	£1,000
Total Investment	£15,280

### Income

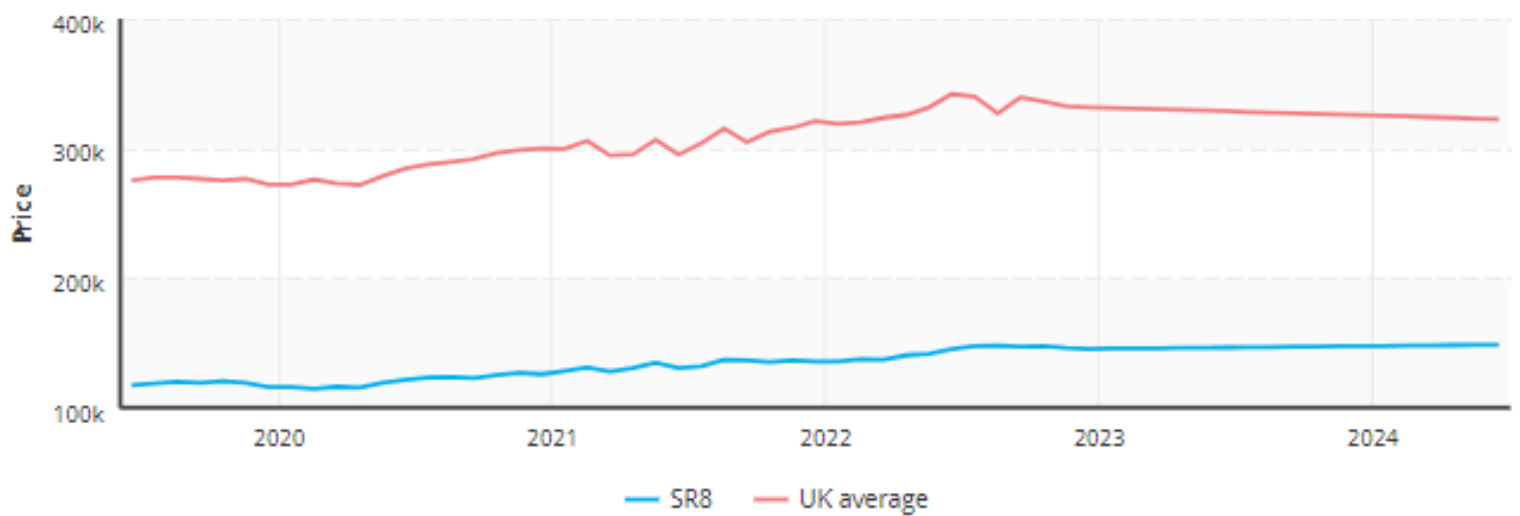
Potential Annual Income	£5,580
Less Mortgage Int	£1,759.5
Service Charge & Ground Rent	£0
Net Annual Income	£3,820.5

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

# PROJECTED FUTURE VALUE

House prices in the SR8 Area In The Last 5 Years

Average home values nationwide



Historically, House prices in the SR8 area have risen by 30.4%



# TENANT POTENTIAL RETURN OVER 5 YEARS

**BASED ON THE POTENTIAL RENT**

## 5 Year Total Potential Return

Cash Purchase Investment/Potential Total Return **68.8%**

<b>Cash Investment</b>	<b>£51,000</b>
5 Year Income	£22,500
Potential Increase In Value <i>(based off of CMV of £51k)</i>	£15,960
<b>House Price In 5 Years</b>	<b>£68,460 (conservatively)</b>
Total Potential Return	£38,460

BTL Mortgage Investment/Potential Total Return **275%**

<b>Cash Investment</b>	<b>£12,750</b>
5 Year Net Income	£19,102.5
Potential Increase In Value	£15,960
Total Potential Return	£35,062.5

# LOCAL SALES ACTIVITY

## Comparable sale properties



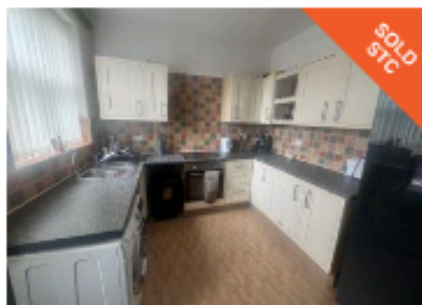
**£49,000**

Baldwin Street, Easington Colliery, Peterlee SR8

Distance: 0.03 miles

2 Terraced house / Freehold

Collier Estates are proud to market this property.



**£50,000**

Station Road, Peterlee, County Durham SR8

Distance: 0.06 miles

2 End terrace house / Freehold

Located on Station Road, this charming 2-bedroom end-of-terrace house offers a cosy retreat with picturesque views. As you enter, you're greeted by a warm and inviting living room, adjacent is the ...

Sale date: Dec 2005  
Price: £46,000



**£65,000**

Baldwin Street, Easington Colliery, Peterlee SR8

Distance: 0.07 miles

2 Terraced house

Summary Pattinson Estate Agents welcome to the market this 2 bedroom beautifully refurbished (high standard), deceptively spacious terraced home. \*please see walk through video ...

Sale date:	Nov 2023	Aug 2023	Sep 2007	May 2006
Price:	£26,000	£23,000	£60,000	£25,000



**£20,000**

Cornwall Street, Easington Colliery, Peterlee SR8

Distance: 0.11 miles

3 Terraced house

Summary To be sold via Online Auction. Fees Apply. We welcome for sale by auction this fantastic end terraced property situated on Cornwall Street in Easington, County Durham. ...

Sale date:	Jul 2017	Mar 2006
Price:	£48,000	£58,000

# LOCAL LETTINGS ACTIVITY



## Comparable rental properties



**£500 pcm (£115 pw)**

Baldwin Street, Easington Colliery, Peterlee SR8

Distance: 0.02 miles

 2  Terraced house

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




**£550 pcm (£127 pw)**

Station Road, Easington Colliery, Peterlee SR8

Distance: 0.07 miles

ARCHIVED

 3  Terraced house

Free bond! DSS welcome...low upfront costs...Fenix Property are delighted to welcome to the market this 3 Bedroom Terraced House located in the popular location of Station Road, Easington ...




**£550 pcm (£127 pw)**

Station Road, Easington Colliery, Peterlee SR8

Distance: 0.07 miles

ARCHIVED

 3  Terraced house

Free bond! DSS welcome...low upfront costs...Fenix Property are delighted to welcome to the market this 3 Bedroom Terraced House located in the popular location of Station Road, Easington ...



**£550 pcm (£127 pw)**

Station Road, Easington Colliery, Peterlee SR8

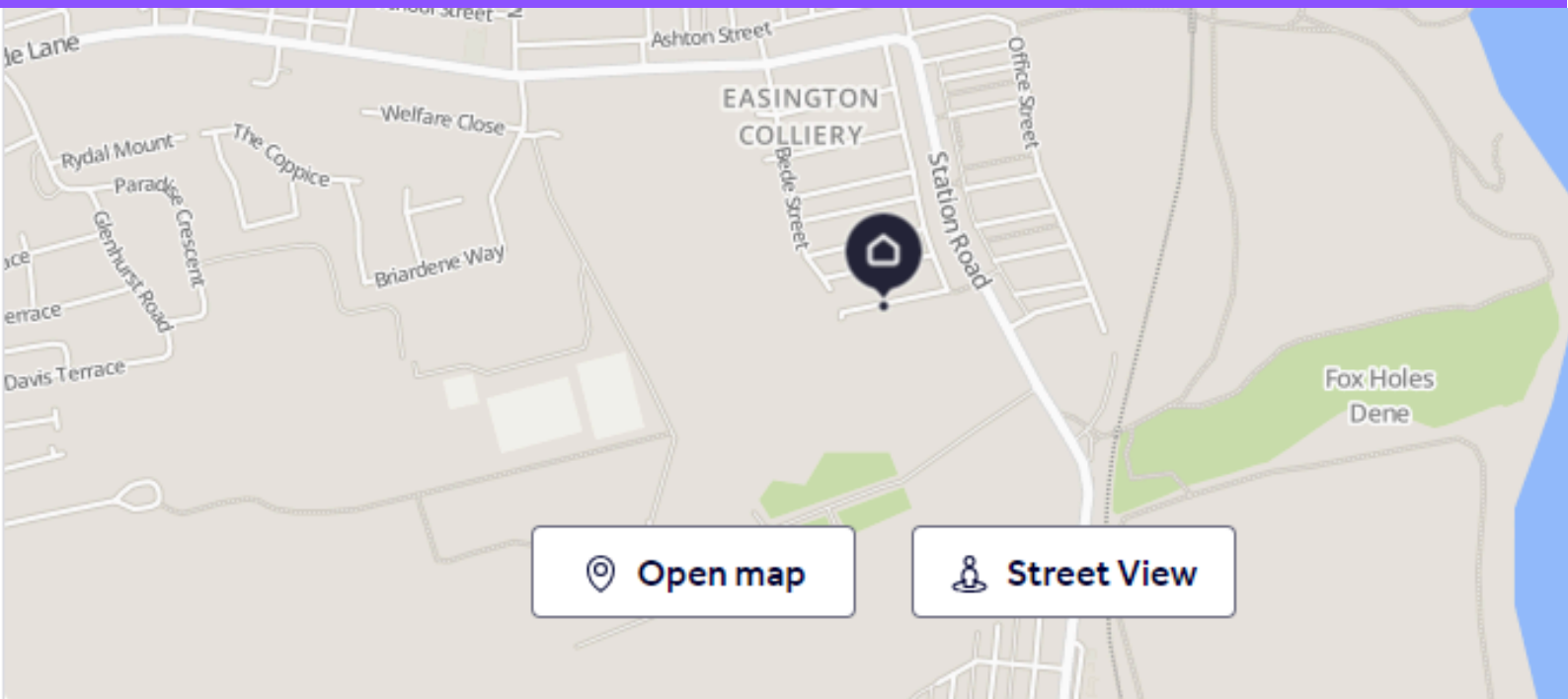
Distance: 0.07 miles

ARCHIVED

 3  Terraced house

Free bond! DSS welcome...low upfront costs...Fenix Property are delighted to welcome to the market this 3 Bedroom Terraced House located in the popular location of Station Road, Easington ...

# LOCAL SCHOOLS



Stations

**Schools**

## NEAREST SCHOOLS (i)

-  **Our Lady Star of the Sea Roman Catholic Voluntary ...** 0.8 miles  
State School | Ofsted: Good
-  **Hope Wood Academy** 0.6 miles  
State School | Ofsted: Good
-  **Easington Colliery Primary School** 0.7 miles  
State School | Ofsted: Good
-  **Seascape Primary School** 1.5 miles  
State School | Ofsted: Good

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# Contact Information



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