

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Club Cottages, Houghton  
Le Spring, DH4

210553815

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Club Cottages, Houghton Le Spring, DH4

Get instant cash flow of **£375** per calendar month with a **3.8%** Gross Yield for investors.

This property has a potential to rent for **£900** which would provide the investor a Gross Yield of **9.0%** if the rent was increased to market rate.

The property has long term tenants currently situated, currently being rented as an airbnb. For investors looking for a reliable rental income, this is a great addition to their portfolio.

Don't miss out on this fantastic investment opportunity...



Club Cottages, Houghton  
Le Spring, DH4

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## Property Key Features

2 bedroom

1 Bathroom

Spacious Rooms

Three Piece Bathroom

Factor Fees: £0.00

Ground Rent: TBC

Lease Length: TBC

Current Rent: £375

Market Rent: £900

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





# Initial Outlay



Figures based on assumed purchase price of £120,000.00 and borrowing of £90,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 120,000.00

25% Deposit	£30,000.00
Stamp Duty ADS @ 6%	£7,200.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£38,200.00

# Projected Investment Return



The monthly rent of this property is currently set at £375 per calendar month but the potential market rent is

£ 900

Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and can provide advice on achieving full market rent.



Returns Based on Rental Income	£375	£900
Mortgage Payments on £90,000.00 @ 5%	£375.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	TBC	
Letting Fees	£37.50	£90.00
<b>Total Monthly Costs</b>	<b>£427.50</b>	<b>£480.00</b>
<b>Monthly Net Income</b>	<b>-£52.50</b>	<b>£420.00</b>
<b>Annual Net Income</b>	<b>-£630.00</b>	<b>£5,040.00</b>
<b>Net Return</b>	<b>-1.65%</b>	<b>13.19%</b>

# Return **Stress Test** Analysis Report



**If the tenant was to leave and you missed 2 months of rental income**

Annual Net Income      **£3,240.00**  
Adjusted To

Net Return                      **8.48%**

**If Interest Rates increased by 2% (from 5% to 7%)**


Annual Net Income      **£3,240.00**  
Adjusted To

Net Return                      **8.48%**

# Sale Comparables Report



This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £150,000.




### 3 bedroom semi-detached house for sale

St. Cuthberts Road, Houghton Le Spring

**NO LONGER ADVERTISED** **SOLD STC**

Marketed from 6 Sep 2021 to 3 Dec 2021 (87 days) by Kimmitt and Roberts, Houghton Le Spring

**£150,000**



[View floor plan](#)


Extended Semi Detached House | Three Bedrooms | Two Reception Rooms | Refitted Kitchen | Refitted...

📍 Sold price history:	View
03/12/2021	£150,000
19/09/2008	£104,000

📍 EPC: View

(Approx.) Sqft: **1,087 sq ft** Price (£) per sqft: **£137.97**

[+ Add to report](#)




### 1 bedroom semi-detached house for sale

St Aidans Terrace, New Herrington, Sunderland, DH4 4LZ

**NO LONGER ADVERTISED** **SOLD STC**

Marketed from 27 May 2021 to 8 Oct 2021 (134 days) by Hunters, Fulwell

**£150,000**



[View floor plan](#)

PLEASE VIEW VIRTUAL TOUR AND FLOOR PLAN | ONE BEDROOM SEMI DETACHED | NEW HERRINGTON DH4 | LOVELY...

📍 Sold price history:	View
08/10/2021	£135,000
19/01/1998	£45,000

📍 EPC: View


(Approx.) Sqft: **840 sq ft** Price (£) per sqft: **£178.66**

[+ Add to report](#)

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.



### 3 bedroom semi-detached house

Albion Close, Houghton Le Spring, Tyne and Wear, DH4 4ZL

**NO LONGER ADVERTISED** **LET AGREED**


Marketed from 8 Jul 2024 to 6 Aug 2024 (29 days) by Pattinson Estate Agents, Houghton Le Spring

Available 01/07/2023 | Semi-Detached Family Home | Three Bedrooms | Principle Bedroom With En-sui...

📍 EPC: [View](#)

(Approx.) Sqft: **818 sq ft** Price (£) per sqft: **£1.10**

[+ Add to report](#)



### 3 bedroom semi-detached house

Churston Close, Newbottle

**NO LONGER ADVERTISED** **LET AGREED**

Marketed from 11 Sep 2023 to 2 Oct 2023 (21 days) by Bridgfords Lettings, Washington

Zero Deposit Guarantee Available | Ideally Located In Quiet Cul-De-Sac | Driveway and Garage | En...

📈 Sold price history: [View](#)

02/11/2004	£155,000
26/11/1999	£71,950

📍 EPC: [View](#)






(Approx.) Sqft: **883 sq ft** Price (£) per sqft: **£1.02**

[+ Add to report](#)

# Current Tenant Profile



As this property is currently tenanted, we've created a tenant profile report to showcase the current agreement of occupancy in place with this property.

-  Tenancy Agreement in place: **Yes**
-  Current term of tenancy: **5 years+**
-  Standard Tenancy Agreement In Place: **Yes**
-  Payment history: **Yes**
-  Fully compliant tenancy: **Yes**  
Fully compliant tenancy including EICR & Gas Safety in order

Disclaimer: All information is collected from the seller of the property and must be confirmed at legal completion. Proof will be provided for all documents after your offer has been accepted. If there are any inaccuracies with documentation or compliance, Let Property will ensure that everything is in place before completion of the property.



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Club Cottages, Houghton Le Spring, DH4

PROPERTY ID: 12345678

Interested in this  
**property investment?**

Call us on  
**0141 478 0985**

Let Property is not liable for any inaccuracies within this investment pack. All information was provided by the property seller or by a 3rd party RICS Chartered Surveyor.



**LETPROPERTY**