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## LET PROPERTY PACK

#### **INVESTMENT** INFORMATION

Garth Twentyseven, Newcastle Upon Tyne, NE12

210992360

🌐 www.letproperty.co.uk 🕽

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#### **Property** Description

Our latest listing is in Garth Twentyseven, Newcastle Upon Tyne, NE12

Get instant cash flow of £550 per calendar month with a 5.1% Gross Yield for investors.

This property has a potential to rent for £1,000 which would provide the investor a Gross Yield of 9.2% 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...







Garth Twentyseven, Newcastle Upon Tyne, NE12

210992360

2 bedroom 1 Bathroom Spacious Rooms

**Property Key Features** 

**Three Piece Bathroom** 

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Factor Fees: £0.00 Ground Rent: TBC Lease Length: TBC Current Rent: £550 Market Rent: £1,000







#### **Kitchen**





## Bedrooms





## Bathroom













## **Initial** Outlay



Figures based on assumed purchase price of £130,000.00 and borrowing of £97,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.



#### **PROPERTY VALUATION**



25% Deposit	£32,500.00
Stamp Duty ADS @ 6%	£7,800.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£41,300.00

## **Projected** Investment Return





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.

The monthly rent of this property is currently set at £550 per calendar month but the potential market rent is ()



Returns Based on Rental Income	£550	£1,000
Mortgage Payments on £97,500.00 @ 5%	£40	6.25
Est. Building Cover (Insurance)	£15	5.00
Approx. Factor Fees	£0	.00
Ground Rent	т	BC
Letting Fees	£55.00	£100.00
Total Monthly Costs	£476.25	£521.25
Monthly Net Income	<b>£73.75</b>	£478.75
Annual Net Income	£885.00	<mark>£5,745.0</mark> 0
Net Return	<mark>2.14%</mark>	<mark>13.91%</mark>

#### Return Stress Test Analysis Report





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

Annual Net Income **£3,745.00** Adjusted To

Net Return 9

9.07%

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

Annual Net Income **£3,795.00** Adjusted To

Net Return

**9.19**%

#### Sale Comparables Report



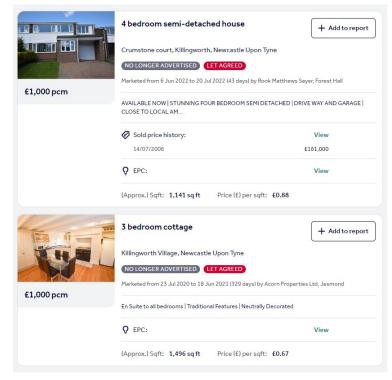
This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £150,000.

10000	2 bedroom semi-detached house for s	+ Add to report
	Rydal Close, Killingworth	
- Charles	NO LONGER ADVERTISED SOLD STC	
	Marketed from 28 Jul 2021 to 22 Nov 2021 (116 days) b	y Northwood, Benton
£150,000	Modern Semi Detached House   Two Double Bedrooms Garden W	Off Street Parking   Well Maintained
-	Sold price history:	View
(a	26/11/2021	£158.000
┥┥╢┍┑┙	19/12/2014	£140,500
	30/06/2006	£132,000
🗗 View floor plan	O EPC:	View
	(Approx.) Sqft: 592 sq ft Price (£) per sqft:	£266.89
ARD	3 bedroom semi-detached house for s	+ Add to report
	3 bedroom semi-detached house for s Silverstone, Killingworth, NE12	+ Add to report
		+ Add to report
6150.000	Silverstone, Killingworth, NE12	+ Add to report
£150,000	Silverstone, Killingworth, NE12 NO LONGER ADVERTISED SOLD STC	Add to report
£150,000	Silverstone, Killingworth, NE12 (NOLONGER ADVERTISED) COLDSTC Marketed from 11 Mar 2021 to 30 Jun 2021 (110 days) to Spacious three bedroom family house   With substantia	Add to report
	Silverstone, Killingworth, NE12 (NCLONCER ADVERTISE) SOLD STC Marketed from 11 Mar 2021 to 30 Jun 2021 (110 days) b Spacious three bedroom family house   With substantia and	Add to report
	Silverstone, Killingworth, NE12  NotLongeR AdV/2RTISE2 COLDSTC  Marketed from 11 Mar 2021 to 30 Jun 2021 (110 days) b  Spacious three bedroom family house   With substantia and  Sold price history:	+ And to report  Alexander Hudson Estates, Newcastle  Al, wrap around garden   Private driveway  View
E150.000	Silverstone, Killingworth, NE12 NOLONGER ADVERTISED COLDSTC Marieted from 11 Mar 2021 to 30 Jun 2021 (110 days) to Spacious three bedroom family house   With substantia and  Sold price history: 30/06/2021	Had to report

#### **Rent Comparables Report**



This property is situated in a high demand rental area with rents achieving as much as £1,000 based on the analysis carried out by our letting team at **Let Property Management**.



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



Standard Tenancy Agreement In Place: **Yes** 



Payment history: Yes

Current term of tenancy: 5 years +



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.







# Interested in this property investment?

# Call us on **0141 478 0985**

Garth Twentyseven, Newcastle Upon Tyne, NE12

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.

