

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Garth Twentyseven,  
Newcastle Upon Tyne,  
NE12

210992360

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





## 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...**



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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: £550**

**Market Rent: £1,000**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





# 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

£ 130,000.00

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



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

£ 1,000

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	£550	£1,000
Mortgage Payments on £97,500.00 @ 5%	£406.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	TBC	
Letting Fees	£55.00	£100.00
<b>Total Monthly Costs</b>	<b>£476.25</b>	<b>£521.25</b>
<b>Monthly Net Income</b>	<b>£73.75</b>	<b>£478.75</b>
<b>Annual Net Income</b>	<b>£885.00</b>	<b>£5,745.00</b>
<b>Net Return</b>	<b>2.14%</b>	<b>13.91%</b>

# 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                      **9.07%**

## 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.



### 2 bedroom semi-detached house for sale


Rydal Close, Killingworth

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

Marketed from 28 Jul 2021 to 22 Nov 2021 (116 days) by Northwood, Benton

Modern Semi Detached House | Two Double Bedrooms | Off Street Parking | Well Maintained Garden W...

£150,000



[View floor plan](#)


[+ Add to report](#)

✔ Sold price history: [View](#)

26/11/2021	£158,000
19/12/2014	£140,500
30/06/2006	£132,000

📍 EPC: [View](#)

(Approx.) Sqft: 592 sq ft Price (£) per sqft: £266.89



### 3 bedroom semi-detached house for sale


Silverstone, Killingworth, NE12

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

Marketed from 11 Mar 2021 to 30 Jun 2021 (110 days) by Alexander Hudson Estates, Newcastle

Spacious three bedroom family house | With substantial, wrap around garden | Private driveway and...

£150,000



[View floor plan](#)

[+ Add to report](#)

✔ Sold price history: [View](#)

30/06/2021	£156,000
22/12/1998	£47,000


📍 EPC: [View](#)

(Approx.) Sqft: 861 sq ft Price (£) per sqft: £174.19

# 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**.




**4 bedroom semi-detached house** + Add to report

Crumstone court, Killingworth, Newcastle Upon Tyne


NO LONGER ADVERTISED LET AGREED

Marketed from 6 Jun 2022 to 20 Jul 2022 (43 days) by Rook Matthews Sayer, Forest Hall


AVAILABLE NOW | STUNNING FOUR BEDROOM SEMI DETACHED | DRIVE WAY AND GARAGE | CLOSE TO LOCAL AM...

 Sold price history: View

14/07/2006	£161,000
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 EPC: View

(Approx.) Sqft: **1,141 sq ft** Price (£) per sqft: **£0.88**




**3 bedroom cottage** + Add to report

Killingworth Village, Newcastle Upon Tyne

NO LONGER ADVERTISED LET AGREED

Marketed from 23 Jul 2020 to 18 Jun 2021 (329 days) by Acorn Properties Ltd, Jesmond

En Suite to all bedrooms | Traditional Features | Neutrally Decorated






 EPC: View

(Approx.) Sqft: **1,496 sq ft** Price (£) per sqft: **£0.67**

# 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.



Garth Twentyseven, Newcastle Upon Tyne,  
NE12

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.



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