

LET PROPERTY PACK

INVESTMENT INFORMATION

The Paddock, Newcastle
Upon Tyne, NE12

210991939

 www.letproperty.co.uk





Property Description

Our latest listing is in The Paddock, Newcastle Upon Tyne, NE12

Get instant cash flow of **£550** per calendar month with a **5.5%** Gross Yield for investors.

This property has a potential to rent for **£950** which would provide the investor a Gross Yield of **9.5%** 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...



The Paddock, Newcastle
Upon Tyne, NE12

210991939



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: £950

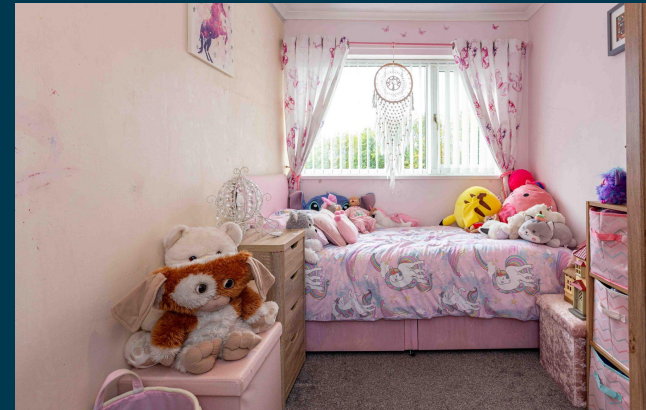
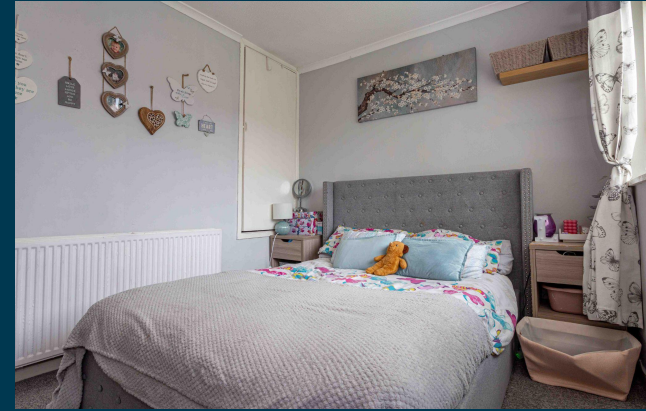
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





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 £550 per calendar month but the potential market rent is

£ 950



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	£950
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	£55.00	£95.00
Total Monthly Costs	£445.00	£485.00
Monthly Net Income	£105.00	£465.00
Annual Net Income	£1,260.00	£5,580.00
Net Return	3.30%	14.61%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,680.00**
Adjusted To

Net Return **9.63%**

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


Annual Net Income **£3,780.00**
Adjusted To

Net Return **9.90%**

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 £140,000.



3 bedroom semi-detached house

White Swan Close, Newcastle Upon Tyne

NO LONGER ADVERTISED **LET AGREED**


Marketed from 28 Jun 2024 to 25 Sep 2024 (88 days) by Lucas James, Killingworth

Three Bedroom Semi-Detached House | Two Bathrooms | Open Plan Kitchen/Diner | Spacious Lounge | L...

🔍 EPC: [View](#)

(Approx.) Sqft: **764 sq ft** Price (£) per sqft: **£1.24**

[+ Add to report](#)



3 bedroom terraced house

Brookland Drive, Killingworth, Newcastle Upon Tyne

NO LONGER ADVERTISED **LET AGREED**

Marketed from 2 Sep 2023 to 5 Dec 2023 (93 days) by Andrew Craig, Gosforth

Recently Renovated Mid Link House | Offered Unfurnished | Three Bedrooms | Lounge & Dining Kitche...

📊 Sold price history: [View](#)

01/02/2002	£48,500
------------	---------

🔍 EPC: [View](#)


(Approx.) Sqft: **710 sq ft** Price (£) per sqft: **£1.34**

[+ Add to report](#)

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our letting team at **Let Property Management**.



3 bedroom terraced house for sale

Brookland Drive, Killingworth, NE12 6LT

CURRENTLY ADVERTISED

Marketed from 12 Jul 2024 by Alexander Hudson Estates, Newcastle


Three bedroom, terraced family home. | Large open plan kitchen/ dining room. | Low maintenance su...

Sold price history:	View
19/10/2001	£48,950
18/01/1999	£43,000
06/06/1997	£41,950

EPC: [View](#)

(Approx.) Sqft: **786 sq ft** Price (£) per sqft: **£178.17**

[View floor plan](#)



2 bedroom terraced house for sale

White Swan Close, Newcastle Upon Tyne

NO LONGER ADVERTISED **SOLD STC**

Marketed from 21 Feb 2024 to 18 Jun 2024 (118 days) by Rook Matthews Sayer, Forest Hall

Terraced Property | Two Bedrooms | Spacious Living | Modern Kitchen | Stylish Decor Throughout |...

EPC: [View](#)






(Approx.) Sqft: **657 sq ft** Price (£) per sqft: **£213.22**

[View floor plan](#)

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.



The Paddock, 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.



LETPROPERTY