

LET PROPERTY PACK

INVESTMENT INFORMATION

Land Fall Drive, Hebburn NE31 1FE

211471876

 www.letproperty.co.uk





Property Description

Our latest listing is in Land Fall Drive Ne31 1fe

Get instant cash flow of **£600** per calendar month with a **6.9%** Gross Yield for investors.

This property has a potential to rent for **£617** which would provide the investor a Gross Yield of **7.1%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



Land Fall Drive Ne31 1fe

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Property Key Features

2 bedrooms

1 bathroom

Good Condition

Easy access to local amenities

Factor Fees: £50.00

Ground Rent: £100 per year

Lease Length: 900

Current Rent: £600

Market Rent: £617

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £104,000.00 and borrowing of £78,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 104,000.00

25% Deposit	£26,000.00
SDLT Charge	£3,120
Legal Fees	£1,000.00
Total Investment	£30,120.00

Projected Investment Return



The monthly rent of this property is currently set at £600 per calendar month but the potential market rent is

£ 617

Returns Based on Rental Income	£600	£617
Mortgage Payments on £78,000.00 @ 5%	£325.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£50.00	
Ground Rent	£8.30	
Letting Fees	£60.00	£61.70
Total Monthly Costs	£458.30	£460.00
Monthly Net Income	£141.70	£157.00
Annual Net Income	£1,700.40	£1,884.00
Net Return	5.65%	6.25%

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.



Return **Stress Test** Analysis Report



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

Annual Net Income **£650.00**
Adjusted To

Net Return **2.16%**

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

Annual Net Income **£423.60**
Adjusted To

Net Return **1.41%**

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 £90,000.



£90,000

2 bedroom apartment for sale

+ Add to report

Landfall Drive, Hebburn

NO LONGER ADVERTISED **SOLD STC**

Marketed from 19 May 2022 to 7 Feb 2023 (263 days) by Martin & Co, Sunderland

TWO BEDROOMS | ALLOCATED PARKING | ENSUITE SHOWER ROOMS | SECURE ENTRY SYSTEM | 2ND FLOOR | 1 MI



£89,950

2 bedroom flat for sale

+ Add to report

Landfall Drive, Hebburn, NE31

NO LONGER ADVERTISED **SOLD STC**

Marketed from 7 Dec 2021 to 16 Feb 2022 (70 days) by Reeds Rains, Hebburn

EPC Rating C | Two Bed F.F.Apartment | En-suite Shower To Master Bedroom | Built In Wardrobes To ...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £895 based on the analysis carried out by our letting team at **Let Property Management**.



£895 pcm

2 bedroom apartment

+ Add to report

West Wing, Hebburn Hall, Hebburn

NO LONGER ADVERTISED

Marketed from 14 Jun 2023 to 30 Jan 2024 (230 days) by Andrew Craig, South Shields

Unique Furnished Two Bed First Floor Apartment | Peaceful Location | Easy Reach to Shops/Amenitie...



£725 pcm

2 bedroom ground floor flat

+ Add to report

Tweed Street, Hebburn, Tyne and Wear, NE31 1XW

CURRENTLY ADVERTISED






Marketed from 20 Aug 2024 by Pattinson Estate Agents, Jarrow

2 bedrooms | Lower Flat | Spacious rooms | Available Immediately

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**
-  Standard Tenancy Agreement In Place: **YES**
-  Fully compliant tenancy: **YES**
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **2 years**
-  Payment history: **On time for length of tenancy**

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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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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