

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Hawks Edge, Newcastle  
Upon Tyne, NE12 7DR

211604184

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





## Property Description

Our latest listing is in Hawks Edge, Newcastle Upon Tyne, NE12 7DR

Get instant cash flow of **£810** per calendar month with a **9.3%** Gross Yield for investors.

**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...**



Hawks Edge, Newcastle  
Upon Tyne, NE12 7DR

211604184



## Property Key Features

**2 bedrooms**

**1 bathroom**

**Well Maintained Property**

**Parking Spaces Available**

**Factor Fees: £120**

**Ground Rent: £120**

**Lease Length: Leasehold**

**Current Rent: £810**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £104,000 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 £810 per calendar month but the potential market rent is

£ 810



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.



<b>Returns Based on Rental Income</b>	<b>£810</b>
Mortgage Payments on £78,000.00 @ 5%	<b>£325.00</b>
Est. Building Cover (Insurance)	<b>£15.00</b>
Approx. Factor Fees	<b>£120.00</b>
Ground Rent	<b>£11.00</b>
Letting Fees	<b>£81.00</b>
<b>Total Monthly Costs</b>	<b>£552.00</b>
<b>Monthly Net Income</b>	<b>£258.00</b>
<b>Annual Net Income</b>	<b>£3,096.00</b>
<b>Net Return</b>	<b>10.28%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,476.00**  
Adjusted To

Net Return                      **4.90%**

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


Annual Net Income      **£1,668.00**  
Adjusted To

Net Return                      **5.54%**

# 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 £125,000.




**2 bedroom flat for sale** + Add to report

Hawks Edge, West Moor, Newcastle upon Tyne, Tyne and Wear, NE12 7DR

**CURRENTLY ADVERTISED** **SOLD STC**

Marketed from 3 May 2024 by Pattinson Estate Agents, Forest Hall

**£125,000**



**2 bedroom flat for sale** + Add to report

Hawks Edge, West Moor

**NO LONGER ADVERTISED**

Marketed from 25 Jul 2024 to 2 Sep 2024 (39 days) by Renown Estate Agents, Cramlington


**£115,000**

A lovely two bedroomed flat on the second floor of a modern, well managed on the popular Hawks Ed...

# 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**.



2 bedroom flat + Add to report


Collingwood Mews, Gosforth, Newcastle Upon Tyne

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

Marketed from 13 Mar 2024 to 3 May 2024 (50 days) by Cloud Estates, Newcastle Upon Tyne

£950 pcm

Spacious Ground Floor Flat | Bathroom and En-suite | Two Double Bedrooms | White Goods



2 bedroom flat + Add to report

Sandringham Road, South Gosforth, Newcastle upon Tyne

**NO LONGER ADVERTISED**

Marketed from 26 Jun 2024 to 28 Jun 2024 (2 days) by Bowson, Jesmond

£925 pcm

AVAILABLE AUGUST 2024 | FURNISHED | EXCELLENT LOCATION | 2 BEDROOMS | PRIVATE REAR YARD | CLOSE T...

# 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: **3 years+**



Standard Tenancy Agreement In Place: **Yes**



Payment history: **On time for length of tenancy**



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.



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

Hawks Edge, Newcastle Upon Tyne, NE12  
7DR

211604184

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**