

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Alma Terrace, Durham,  
DH1 4JQ

215373803

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





## Property Description

Our latest listing is in Alma Terrace, Durham, DH1 4JQ

Get instant cash flow of **£1,200** per calendar month with a **7.2%** Gross Yield for investors.

**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...**



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## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Triple-Fixture Bathroom**

**The property is located in the highly sought-after university city of Durham**

**Front and Back Yards with Secure Fencing and Gates**

**Available Parking Space**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £1,200**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £201,000.00 and borrowing of £150,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 201,000.00

25% Deposit	£50,250.00
SDLT Charge	£10,050
Legal Fees	£1,000.00
Total Investment	£61,300.00

# Projected Investment Return



The monthly rent of this property is currently set at £1,200 per calendar month



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>£1,200</b>
Mortgage Payments on £150,750.00 @ 5%	<b>£628.13</b>
Est. Building Cover (Insurance)	<b>£15.00</b>
Approx. Factor Fees	<b>TBC</b>
Ground Rent	<b>Freehold</b>
Letting Fees	<b>£120.00</b>
<b>Total Monthly Costs</b>	<b>£763.13</b>
<b>Monthly Net Income</b>	<b>£436.88</b>
<b>Annual Net Income</b>	<b>£5,242.50</b>
<b>Net Return</b>	<b>8.55%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,842.50**  
Adjusted To

Net Return                      **4.64%**

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

Annual Net Income      **£2,227.50**  
Adjusted To

Net Return                      **3.63%**

# 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 £215,000.



**2 bedroom terraced house for sale** [+ Add to report](#)

Pond Street, High Shincliffe, DH1

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

Marketed from 12 Aug 2024 to 6 Dec 2024 (115 days) by Yopa, Scotland & The North

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Beautifully Presented Throughout | Ready Made Home | Two Double Bedrooms & Loft Room | Highly Sou...

**£215,000**



**2 bedroom terraced house for sale** [+ Add to report](#)

Kiplings Terrace, Durham, County Durham

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

Marketed from 29 Aug 2024 to 7 Feb 2025 (162 days) by Venture Properties, Durham

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Much improved by the current owners | Walking distance to Durham City centre | Easy access to uni...

**£210,000**

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,400 based on the analysis carried out by our letting team at **Let Property Management**.



**2 bedroom terraced house** [+ Add to report](#)

Crossgate, Durham, County Durham, DH1

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

Marketed from 27 Jun 2024 to 3 Oct 2024 (97 days) by J W Wood, Durham City

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Student rental market this two bedroom apartment in the centre of Durham City. This property feat...

£1,400 pcm



**2 bedroom terraced house** [+ Add to report](#)

Red Hills Terrace, Durham, DH1

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

Marketed from 10 Jan 2025 to 25 Mar 2025 (73 days) by Reeds Rains, Durham City

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2025/2026 | TWO BED TERRACE | FANTASTIC LOCATION | RENT - £1300PCM | DEPOSIT - £1500 | HOLDING DE...

£1,300 pcm

# 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: **0-2 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.



Interested in this  
**property investment?**

Call us on  
**0141 478 0985**



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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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