



26 QUEENS
CAMBRIDGE SQUARE
LINTHORPE

Ts5 5PG

A 2 BEDROOM APARTMENT



SUMMARY

TENURE: LEASEHOLD (107 YEAR LEASE)

TYPE : 2 BEDROOM APARTMENT

PRICE : 78,000

ESTIMATED RENTAL INCOME OF £8,340 PA

A GROSS YIELD ON ACQUISITION OF : 10.69%

EPC D (58)

INFRASTRUCTURE

C 0.6 MILES FROM GREEN LANE PRIMARY ACADEMY

C 2.1 MILES FROM NORTHERN SCHOOL OF ART

C 1.7 MILES FROM JAMES COOK UNIVERSITY HOSPITAL

C 2.5 MILES FROM MIDDLESBOROUGH TRAIN STATION

C 2 MILES FROM JAMES COOK TRAIN STATION

10.90%

NET RETURN ON CASH

10.69%

YIELD ON ERV

£29.7k

CASH INVESTMENT FROM

5 YEAR GRAND TOTAL RETURN FORECAST*

5 YEAR NET RENT AFTER FINANCE COSTS AND 5 YEAR PREDICTED CAPITAL APPRECIATION FORECAST

120.33 % = £35,737

5 YEAR RETURN ON CASH INVESTED



FINANCIAL INVESTMENT EXAMPLE

ASSUMPTIONS ; PRICE OF £78,000 RENTAL OF £695 PER MONTH, STAMP DUTY £3900 , LEGAL COSTS OF £1200, BTL MORTGAGE FOR A TERM OF 35 YEARS AT AN INTEREST RATE OF 4.79 % INTEREST ONLY (75% LTV)

PURCHASE

TOTAL PURCHASE PRICE OF £83,100: MORTGAGE £58,500
CASH INVESTMENT £29,700

MORTGAGE

INTEREST ONLY PAYMENT OF £234 PER MONTH, OR £2802 PER ANNUM

RENT

GROSS RENT OF £695 PER MONTH, OR £8,340 PER ANNUM.
NET RENT AFTER MANAGEMENT, FINANCE, RUNNING COSTS, & MORTGAGE PAYMENTS OF £2802 (ABOVE) IS £3237

RETURN

NET RETURN AS YIELD ON CASH INVESTMENT: $3237/29,700$
10.90%

THE EQUIVALENT OF A 10.90 % NET RETURN PER YEAR ON CASH INVESTED

2025 TO 2029 PROJECTIONS & PERFORMANCE

WE ASSUME CAPITAL GROWTH OF 28.2% FROM 2025-2029 & A COMPOUNDED RENTAL INCREASE OF 18% OVER THE SAME PERIOD (SAVILLS)

TOTAL RENTAL NET RETURN

£17,944

TOTAL CAPITAL GROWTH

£17,794

GRAND TOTAL RETURN

(TOTAL RENTAL NET + TOTAL CAPITAL GROWTH)

£35,737

% RETURN ON INITIAL CASH INVESTMENT

120.33%

AVERAGE RETURN PER YEAR

30.08%

*INVESTMENT NOTICE

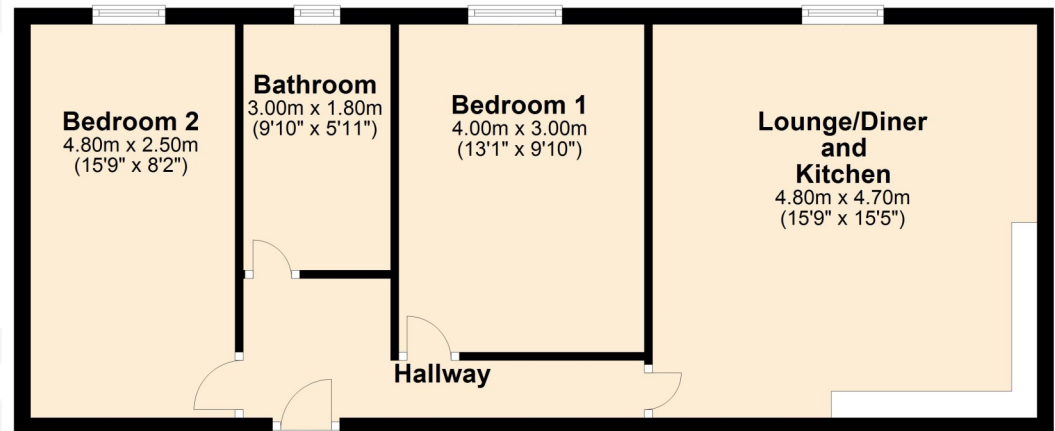
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Ground Floor

Approx. 58.1 sq. metres (625.0 sq. feet)



Total area: approx. 58.1 sq. metres (625.0 sq. feet)



CONTACT

TO ARRANGE A MEETING OR DISCUSS YOUR INVESTMENT REQUIREMENTS ;

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