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LET PROPERTY PACK

INVESTMENT INFORMATION

Alston Green, Middlesbrough, TS3

208812681

() www.letproperty.co.uk



Property Description

Our latest listing is in Alston Green, Middlesbrough, TS3

Get instant cash flow of ± 625 per calendar month with a 6.9% Gross Yield for investors.

This property has a potential to rent for £950 which would provide the investor a Gross Yield of 10.5% if the rent was increased to market rate.

With a tenant currently situated. A space that has been kept in good condition and a potential rental income that can ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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

LE7PR®PERTY





Alston Green, Middlesbrough, TS3

208812681

3 Bedroom 1 Bathroom Lounge and Kitchen Garden Ground Space

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Factor Fees: £0.00 Ground Rent: TBC Lease Length: TBC Current Rent: £625 Market Rent: £950

Property Key Features







Kitchen





Bedrooms





Bathroom











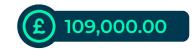
Initial Outlay



Figures based on assumed purchase price of £109,000.00 and borrowing of £81,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.



ASSUMED PURCHASE PRICE

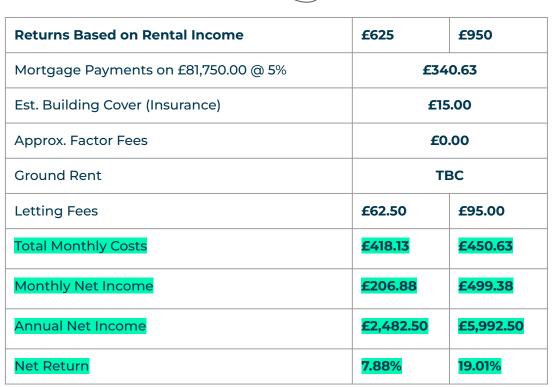


25% Deposit	£27,250.00
SDLT Charge	£3,270
Legal Fees	£1,000.00
Total Investment	£31,520.00

Projected Investment Return



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. The monthly rent of this property is currently set at £625 per calendar month but the potential market rent is







Return Stress Test Analysis Report





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

Annual Net Income £4,092.50 Adjusted To

Net Return 12.98%

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

Annual Net Income £4,357.50 Adjusted To

Net Return

13.82%

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 £120,000.00.

	3 bedroom semi-detached house for sale Bailey Grove, Middlesbrough NO LONGER ADVERTISED Refurbished 1930's Built Semi Detached House with Three Bed Sale & Ideal	+ Add to report
£120,000	Marketed from 10 Aug 2022 to 17 Nov 2022 (98 days) by Michael Poole, Midd	lesbrough
E Floorplan		
	3 bedroom terraced house for sale Dorrien Crescent, Middlesbrough NO LONGER ADVERTISED	+ Add to report
	With Over 1.100 Square Feet of Living Space. This Terrace Hous Spacious Than Might	se is Much More
£120,000	SOLD PRICE HISTORY	
Floorplan	24 Jun 2022	£95,000

Marketed from 27 Jul 2021 to 13 Sep 2021 (47 days) by Michael Poole, Middlesbrough

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 house



£950 pcm

CURRENTLY ADVERTISED	property provides 3 double
	property provides 3 double
Available October 2024 *3 Bedroom House For Let* This property provides 3 double bedrooms, a sp	
SOLD PRICE HISTORY	
25 Sep 2017	£38,000
12 May 1995	£17,500

+ Add to report

Marketed from 17 Aug 2023 by Ashbrookes Limited, Middlesbrough



 Oval View, near James Cook hospital, Middlesbrough

 NO LONGER ADVERTISED

 LET AGREED

 CLOSE TO JAMES COOK UNIVERSITY HOSPITAL | EN-SUITE BEDROOM | READY TO JUST MOVE IN | SOUGHT AFTER...

Marketed from 23 Jul 2023 to 24 Aug 2023 (31 days) by Landlords 2, Darlington

£950 pcm

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: Moved in within the last 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.

