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LET PROPERTY PACK

INVESTMENT INFORMATION

Club Cottages, Houghton Le Spring, DH4

210553815

() www.letproperty.co.uk



Property Description

Our latest listing is in Club Cottages, Houghton Le Spring, DH4

Get instant cash flow of £375 per calendar month with a 3.8% Gross Yield for investors.

This property has a potential to rent for **£900** which would provide the investor a Gross Yield of **9.0%** if the rent was increased to market rate.

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...







Club Cottages, Houghton Le Spring, DH4

210553815

2 bedroom 1 Bathroom Spacious Rooms Three Piece Bathroom

Property Key Features

Factor Fees: £0.00 Ground Rent: TBC Lease Length: TBC Current Rent: £375 Market Rent: £900

Lounge





Kitchen





Bedrooms





Bathroom





Exterior







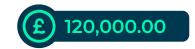
Initial Outlay





Figures based on assumed purchase price of £120,000.00 and borrowing of £90,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION



25% Deposit	£30,000.00
Stamp Duty ADS @ 6%	£7,200.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£38,200.00

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 £375 per calendar month but the potential market rent is



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Returns Based on Rental Income	£375	£900
Mortgage Payments on £90,000.00 @ 5%	£37	5.00
Est. Building Cover (Insurance)	£15	5.00
Approx. Factor Fees	£0	.00
Ground Rent	т	зс
Letting Fees	£37.50	£90.00
Total Monthly Costs	£427.50	£480.00
Monthly Net Income	-£52.50	<mark>£420.00</mark>
Annual Net Income	-£630.0 0	<mark>£5,040.0</mark> 0
Net Return	-1.65%	13.19%

Return Stress Test Analysis Report





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

Annual Net Income £3,240.00 Adjusted To

Net Return 8.48%

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

Annual Net Income £3,240.00 Adjusted To

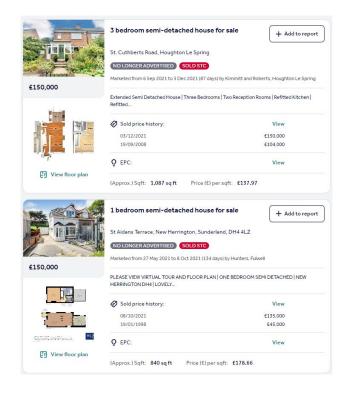
Net Return

8.48%

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 £150,000.



Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.

	3 bedroom semi-detached house	+ Add to report	
	Albion Close, Houghton Le Spring, Tyne and Wear, DH4 4ZL		
	NO LONGER ADVERTISED		
£900 pcm	Marketed from 8 Jul 2024 to 6 Aug 2024 (29 days) by Pattinso	on Estate Agents, Houghton Le Spring	
2900 pcm	Available 01/07/2023 Semi-Detached Family Home Three Bedrooms Principle Bedroom With En-sul		
	Q EPC:	View	
	(Approx.) Sqft: 818 sq ft Price (£) per sqft: £1.	10	
	3 bedroom semi-detached house	+ Add to report	
	Churston Close, Newbottle		
	NO LONGER ADVERTISED LET AGREED		
	Marketed from 11 Sep 2023 to 2 Oct 2023 (21 days) by Bridg	fords Lettings, Washington	
£900 pcm	Zero Deposit Guarantee Available Ideally Located In Quiet Cul-De-Sac Driveway and Garage En		
	Ø Sold price history:	View	
	02/11/2004	£155,000	
	26/11/1999	£71,950	
	Q EPC:	View	
	(Approx.) Sqft: 883 sq ft Price (£) per sqft: £1.	02	

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**



Payment history: Yes

Current term of tenancy: 5 years+



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.







Club Cottages, Houghton Le Spring, DH4

PROPERTY ID: 12345678

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.

Interested in this property investment?

Call us on **0141 478 0985**

