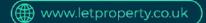


LET PROPERTY PACK

INVESTMENT INFORMATION

Rowan Place, Newcastle, ST5 7BG

210220392









Property Description

Our latest listing is in Rowan Place, Newcastle, ST5 7BG

Get instant cash flow of £625 per calendar month with a 6.3% Gross Yield for investors.

This property has a potential to rent for £688 which would provide the investor a Gross Yield of 6.9% if the rent was increased to market rate.

With great potential returns and located within a prime rental location in Newcastle, it will make for a reliable long term investment for an investor.

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







Rowan Place, Newcastle, ST5 7BG



Property Key Features

3 Bedroom

1 Bathroom

Spacious Lounge

Spacious Kitchen

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £625

Market Rent: £688

210220392

Lounge









Kitchen



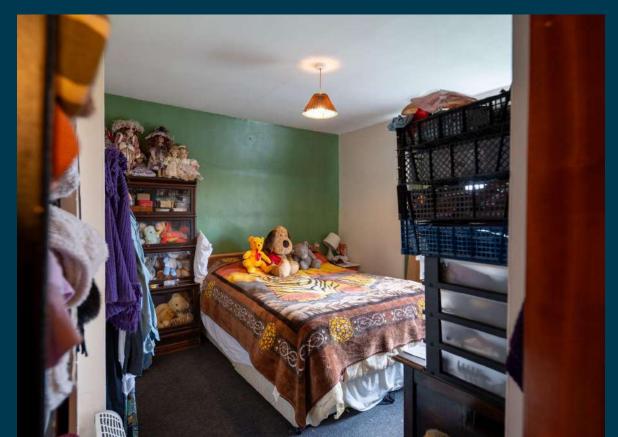






Bedrooms









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.

ASSUMED PURCHASE PRICE



25% Deposit **£30,000.00**

SDLT Charge £3,600

Legal Fees £1,000.00

Total Investment £34,600.00

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

	600
(E)	688

Returns Based on Rental Income	£625	£688
Mortgage Payments on £90,000.00 @ 5%	£375.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	ТВС	
Ground Rent	ТВС	
Letting Fees	£62.50	£68.80
Total Monthly Costs	£452.50	£458.80
Monthly Net Income	£172.50	£229.20
Annual Net Income	£2,070.00	£2,750.40
Net Return	5.98%	7.95%

Return Stress Test Analysis Report





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

Annual Net Income

£1,374.40

Adjusted To

Net Return

3.97%

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

Annual Net Income

£950.40

Adjusted To

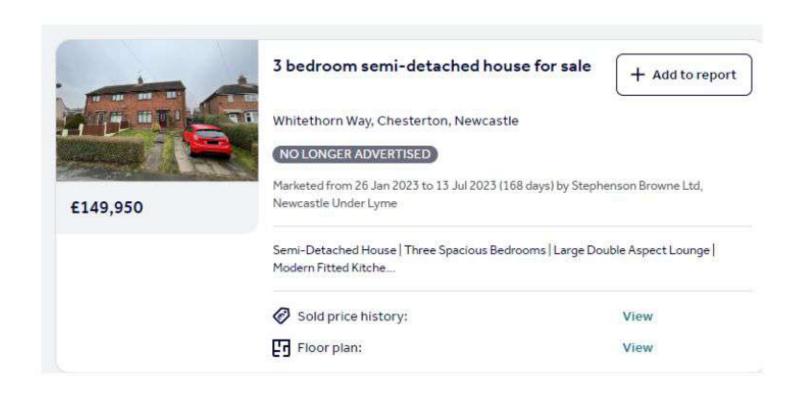
Net Return

2.75%

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 £149,950.



Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £700 based on the analysis carried out by our letting team at **Let Property Management**.



3 bedroom semi-detached house

+ Add to report

Whitethorn Way, Chesterton, Newcastle

NO LONGER ADVERTISED

LET AGREED

Marketed from 29 Apr 2022 to 29 Aug 2022 (121 days) by Goodchilds, Stoke-On-Trent

Large Garage | Good Size Plot | Front & Rear Garden | Entrance Hallway | Lounge | Kitchen | Three...

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: Moved in within the last 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**

Rowan Place, Newcastle, ST5 7BG



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.