

LET PROPERTY PACK

INVESTMENT INFORMATION

Rowan Place, Newcastle,
ST5 7BG

210220392

 www.letproperty.co.uk





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...



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ST5 7BG

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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

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

£ 120,000.00

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

£ 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	TBC	
Ground Rent	TBC	
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.



£149,950

3 bedroom semi-detached house for sale

[+ Add to report](#)

Whitethorn Way, Chesterton, Newcastle

NO LONGER ADVERTISED

Marketed from 26 Jan 2023 to 13 Jul 2023 (168 days) by Stephenson Browne Ltd, Newcastle Under Lyme

Semi-Detached House | Three Spacious Bedrooms | Large Double Aspect Lounge | Modern Fitted Kitch...

Sold price history:

[View](#)

Floor plan:

[View](#)

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**.



£700 pcm

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**



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.



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