

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Coventry Way, Jarrow,  
NE32

210358712

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Coventry Way, Jarrow, NE32

Get instant cash flow of **£550** per calendar month with a **8.1%** Gross Yield for investors.

This property has a potential to rent for **£572** which would provide the investor a Gross Yield of **8.5%** if the rent was increased to market rate.

**For investors that are looking for a reliable long term investment, this property is perfected as it's in a great location with easy access to amenities and is able to command a brilliant rental return.**

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



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## Property Key Features

2 bedroom

1 bathroom

Spacious Room

Large Kitchen

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 131 years

Current Rent: £550

Market Rent: £572

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £81,000.00 and borrowing of £60,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 81,000.00

25% Deposit	£20,250.00
SDLT Charge	£2,430
Legal Fees	£1,000.00
Total Investment	£23,680.00

# Projected Investment Return



The monthly rent of this property is currently set at £550 per calendar month but the potential market rent is

£ 572

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.



Returns Based on Rental Income	£550	£572
Mortgage Payments on £60,750.00 @ 5%	£253.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£55.00	£57.20
<b>Total Monthly Costs</b>	<b>£323.13</b>	<b>£325.33</b>
<b>Monthly Net Income</b>	<b>£226.88</b>	<b>£246.68</b>
<b>Annual Net Income</b>	<b>£2,722.50</b>	<b>£2,960.10</b>
<b>Net Return</b>	<b>11.50%</b>	<b>12.50%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,816.10**  
Adjusted To

Net Return                      **7.67%**

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

Annual Net Income      **£1,745.10**  
Adjusted To

Net Return                      **7.37%**

# 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 £160,000.



£160,000

3 bedroom terraced house for sale

+ Add to report

Coventry Way, Jarrow

NO LONGER ADVERTISED

Marketed from 13 Mar 2024 to 21 Mar 2024 (8 days) by Conway Christie, South Tyneside



£90,000

2 bedroom flat for sale

+ Add to report

Coventry Way, Jarrow

NO LONGER ADVERTISED

SOLD STC

Marketed from 8 Sep 2020 to 19 Dec 2020 (101 days) by Chase Holmes, Jarrow

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £650 based on the analysis carried out by our letting team at **Let Property Management**.



£650 pcm

## 2 bedroom apartment

Leicester Way, Fellgate, Jarrow, Tyne And Wear, NE32

NO LONGER ADVERTISED

LET AGREED

Marketed from 8 Nov 2024 to 29 Nov 2024 (21 days) by Reeds Rains Lettings, Hebburn

+ Add to report



£650 pcm

## 2 bedroom apartment

Chester Way, Jarrow

NO LONGER ADVERTISED

LET AGREED

Marketed from 9 Oct 2024 to 4 Nov 2024 (25 days) by Andrew Craig, South Shields

+ Add to report

# 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.



**LETPROPERTY**