

# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Deal Close, Stockton-on-Tees TS19

214692846











#### **Property Description**

Our latest listing is in Deal Close, Stockton-on-Tees TS19

Get instant cash flow of £650 per calendar month with a 6.8% Gross Yield for investors.

This property has a potential to rent for £850 which would provide the investor a Gross Yield of 8.9% if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect 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...







Deal Close, Stockton-on-Tees TS19



3 Bedrooms

1 Bathroom

**Good Condition** 

Front and Rear Garden Space

**Factor Fees: TBC** 

**Ground Rent: TBC** 

Lease Length: TBC

Current Rent: £650

Market Rent: £850

# Lounge









## **Kitchen**









## **Bedrooms**









# **Bathroom**







## **Exterior**









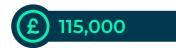
### **Initial Outlay**





Figures based on assumed purchase price of £115,000.00 and borrowing of £86,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **ASSUMED PURCHASE PRICE**



25% Deposit **£28,750.00** 

SDLT Charge 3450

Legal Fees £1,000.00

Total Investment £33,200.00

#### **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 £650 per calendar month but the potential market rent is



Returns Based on Rental Income	£650	£850
Mortgage Payments on £86,250.00 @ 5%	£359.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	ТВС	
Ground Rent	ТВС	
Letting Fees	£65.00	£85.00
Total Monthly Costs	£439.38	£459.38
Monthly Net Income	£211	£391
Annual Net Income	£2,528	£4,688
Net Return	<b>7.61</b> %	<mark>14.12</mark> %

#### Return Stress Test Analysis Report





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

Annual Net Income £2,988

**Adjusted To** 

Net Return

9.00%

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

Annual Net Income

£2,963

Adjusted To

**Net Return** 

8.92%

#### 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.



£150,000

£90,000

3 bedroom semi-detached house for sale

+ Add to report

Darlington Lane, Stockton-On-Tees

NO LONGER ADVERTISED

SOLD STC

Marketed from 2 Aug 2021 to 10 Dec 2021 (129 days) by Manners & Harrison, Stockton On Tees



3 bedroom terraced house for sale

+ Add to report

Deal Close, Stockton-On-Tees, TS19

NO LONGER ADVERTISED

Marketed from 22 Nov 2023 to 7 Mar 2024 (106 days) by Horizon Sales & Lettings, Middlesbrough

#### **Rent Comparables Report**



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



3 bedroom semi-detached house

+ Add to report

Bracken Road, Stockton-On-Tees TS19 0NJ

NO LONGER ADVERTISED

Marketed from 9 Oct 2024 to 19 Oct 2024 (9 days) by Gowland White, Yarm

£850 pcm



£600 pcm

3 bedroom terraced house

+ Add to report

Daventry Avenue, Stockton-On-Tees TS19 0PQ

NO LONGER ADVERTISED

LET AGREED

Marketed from 15 Jul 2022 to 17 Aug 2022 (32 days) by Gowland White, Yarm

#### **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: 16 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** 



Deal Close, Stockton-on-Tees TS19



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.