

LET PROPERTY PACK

INVESTMENT INFORMATION

Moorside Court, Newcastle
Upon Tyne, NE5 3AN

217007179

 www.letproperty.co.uk





Property Description

Our latest listing is in Moorside Court, Newcastle Upon Tyne, NE5 3AN

Get instant cash flow of **£750** per calendar month with a **11.5%** Gross Yield for investors.

This property has a potential to rent for **£796** which would provide the investor a Gross Yield of **12.2%** 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...



Moorside Court,
Newcastle Upon Tyne,
NE5 3AN

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Property Key Features

3 Bedrooms

1 Bathroom

Well kept flat

Balcony

On-street parking

Communal rear garden

Factor Fees: £150 pm

Ground Rent: £10 pm

Lease Length: 110 years

Current Rent: £750

Market Rent: £796

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £78,000.00 and borrowing of £58,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 78,000.00

25% Deposit	£19,500.00
SDLT Charge	£3,900
Legal Fees	£1,000.00
Total Investment	£24,400.00

Projected Investment Return



The monthly rent of this property is currently set at £750 per calendar month but the potential market rent is

£ 796



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	£750	£796
Mortgage Payments on £58,500.00 @ 5%	£243.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£150.00	
Ground Rent	£10.00	
Letting Fees	£75.00	£79.60
Total Monthly Costs	£493.75	£498.35
Monthly Net Income	£256.25	£297.65
Annual Net Income	£3,075.00	£3,571.80
Net Return	12.60%	14.64%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,979.80**
Adjusted To

Net Return **8.11%**

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

Annual Net Income **£2,521.80**
Adjusted To

Net Return **10.34%**

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 £82,000.



£82,000

3 bedroom flat for sale

+ Add to report

Kirkley Lodge, Park Avenue, Gosforth, Newcastle Upon Tyne

CURRENTLY ADVERTISED

Marketed from 15 May 2023 by Jan Forster Estates, Gosforth

Second Floor Apartment | Secure Entry System | Three Bedrooms | Balcony | Resident Parking | Grea...



£80,000

3 bedroom flat for sale

+ Add to report

Hampstead Road, Newcastle upon Tyne, NE4

NO LONGER ADVERTISED

SOLD STC

Marketed from 15 Nov 2023 to 27 Jun 2024 (224 days) by Bettermove, Nationwide

3 Bedrooms | Chain Free | Tenanted for Immediate Investment | Highly Sought After Location

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £825 based on the analysis carried out by our letting team at **Let Property Management**.



£825 pcm

3 bedroom flat

+ Add to report

Ovington Grove, Fenham, Newcastle upon Tyne, NE5

NO LONGER ADVERTISED

LET AGREED

Marketed from 7 May 2024 to 24 May 2024 (17 days) by Northwood, Newcastle

Double glazing | Shower | Washing machine | Dishwasher



£800 pcm

3 bedroom flat

+ Add to report

Two Ball Lonnen, Fenham, Newcastle Upon Tyne

NO LONGER ADVERTISED

LET AGREED

Marketed from 21 May 2024 to 28 Jun 2024 (37 days) by Rook Matthews Sayer, Fenham

Ground floor flat | Three bedrooms | Gardens to front and rear | Gardens to front and rear | Coun...

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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