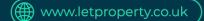


LET PROPERTY PACK

INVESTMENT INFORMATION

May Street, Blaydon, NE21

217706404









Property Description

Our latest listing is in May Street, Blaydon, NE21

Get instant cash flow of £675 per calendar month with a 7.0% Gross Yield for investors.

This property has a potential to rent for £1,844 which would provide the investor a Gross Yield of 19.2% if the rent was increased to market rate.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

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







May Street, Blaydon, NE21



2 Bedrooms

1 Four-Piece Bathroom

Spacious Lounge

Expansive Kitchen

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £1,844

Lounge







Kitchen







Bedrooms









Bathroom







Exterior





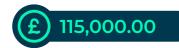
Initial Outlay





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 £5,750

Legal Fees £1,000.00

Total Investment £35,500.00

Projected Investment Return





Returns Based on Rental Income	£1,844
Mortgage Payments on £86,250.00 @ 5%	£359.38
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	ТВС
Ground Rent	Freehold
Letting Fees	£184.40
Total Monthly Costs	£558.78
Monthly Net Income	£1,285.23
Annual Net Income	£15,422.70
Net Return	43.44 %

Return Stress Test Analysis Report





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

Annual Net Income

£11,734.70

Adjusted To

Net Return

33.06%

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

Annual Net Income

£13,697.70

Adjusted To

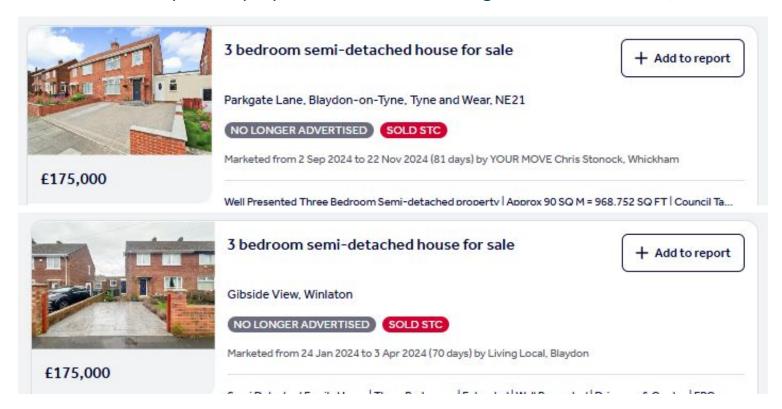
Net Return

38.59%

Sale Comparables Report



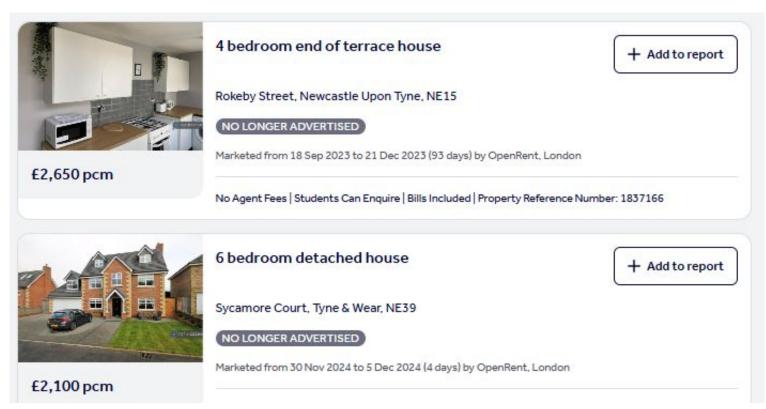
This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £175,000.



Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,650 based on the analysis carried out by our letting team at **Let Property Management**.







Interested in this property investment?

Call us on **0141 478 0985**

May Street, Blaydon, NE21



