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LET PROPERTY PACK

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INVESTMENT INFORMATION

Croft View, Ryton, NE40 4HF

217304010

(www.letproperty.co.uk

LETPR®PERTY





Property Description

Our latest listing is in Croft View, Ryton, NE40 4HF

Get instant cash flow of £460 per calendar month with a 5.81% Gross Yield for investors.

This property has a potential to rent for **£830** which would provide the investor a Gross Yield of **10.48%** if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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







Croft View, Ryton, NE40 4HF

217304010

2 Bedrooms Fac 1 Bathroom Gro

Property Key Features

On street parking Private rear garden Factor Fees: TBC Ground Rent: Freehold Lease Length: Freehold Current Rent: £460 Market Rent: £830 Lounge





Kitchen





Bedrooms





Bathroom





Exterior





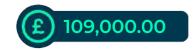
Initial Outlay





Figures based on assumed purchase price of £109,000.00 and borrowing of £81,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

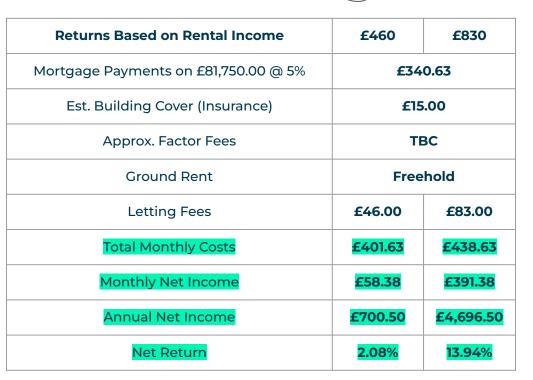


25% Deposit	£27,250.00
Stamp Duty ADS @ 8%	[Field - Stamp Duty ADS @ 8%]
LBTT Charge	[Field - LBTT Charge]
Legal Fees	£1,000.00
Total Investment	£33,700.00

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 £460 per calendar month but the potential market rent is







Return Stress Test Analysis Report





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

Annual Net Income **£3,036.50** Adjusted To

Net Return

9.01%

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

Annual Net Income **£3,061.50** Adjusted To

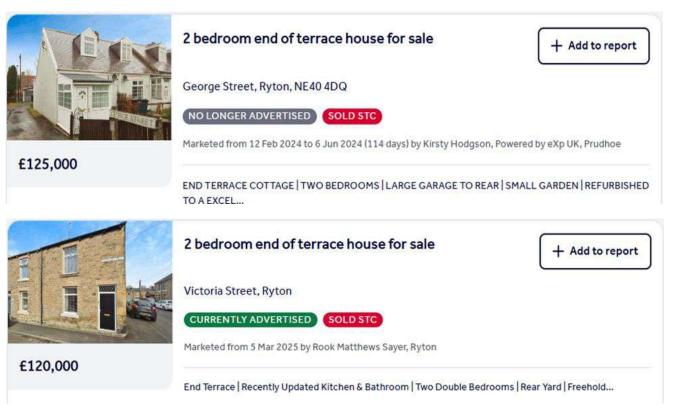
Net Return

9.08%

Sale Comparables Report



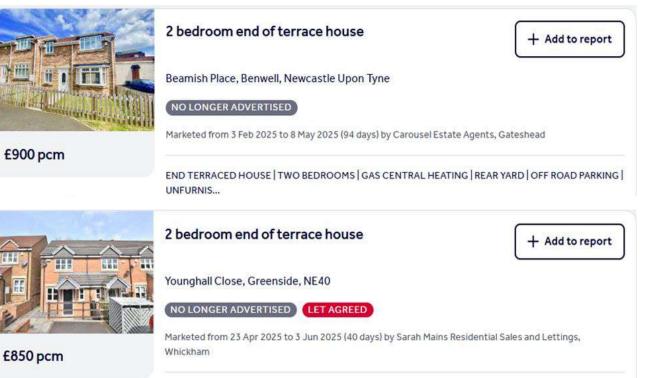
This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £125,000.



Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.



End-Terraced House | Two Bedrooms | Popular Location | Off-Street Parking & Garden | Unfurnished ...

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

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.



Current term of tenancy: 5 years



Payment history: On time for length of tenancy





Interested in this property investment?

Call us on **0141 478 0985**



PROPERTY ID: 217304010

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.

