

LET PROPERTY PACK

INVESTMENT INFORMATION

Grace Street, Newcastle upon Tyne, NE6

217735712











Property Description

Our latest listing is in Grace Street, Newcastle upon Tyne, NE6

This property has a potential to rent for £739 which would provide the investor a Gross Yield of 11.8% 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...











2 Bedrooms

1 Bathroom

On-Street Parking

Private Front and Rear Gardens

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 999 years

Market Rent: £739

217735712

Lounge





Kitchen





Bedrooms







Bathroom





Exterior





Initial Outlay





Figures based on assumed purchase price of £75,000.00 and borrowing of £56,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£18,750.00**

SDLT Charge £3,750

Legal Fees £1,000.00

Total Investment £23,500.00

Projected Investment Return





Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.

Returns Based on Rental Income	£739
Mortgage Payments on £56,250.00 @ 5%	£234.38
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	ТВС
Ground Rent	ТВС
Letting Fees	£73.90
Total Monthly Costs	£323.28
Monthly Net Income	£415.73
Annual Net Income	£4,988.70
Net Return	21.23 %

Return Stress Test Analysis Report





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

£3,510.70

Annual Net Income

Adjusted To

Net Return

14.94%

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

Annual Net Income

Adjusted To

Net Return

16.44%

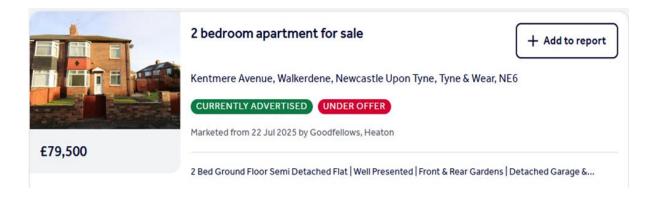
£3,863.70

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 £79,950.





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**.









Interested in this property investment?

Call us on **0141 478 0985**



Grace Street, Newcastle upon Tyne, NE6



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.