

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Jarvis Road, Peterlee, SR8  
5EJ

204887724

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Jarvis Road, Peterlee, SR8 5EJ

This property has a potential to rent for **£1,000** which would provide the investor a Gross Yield of **9.6%** if the rent was increased to market rate.

**With a location that is accessible to various amenities and a rewarding potential rental income, this property will be the perfect addition to an investors portfolio.**

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



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## Property Key Features

4 Bedroom

1 Bathroom

Spacious Lounge

Three Piece Bathroom

Factor Fees: £0.00

Market Rent: £1,000



# Lounge





# Kitchen



# Bedrooms





# Bathroom





# Exterior





Figures based on assumed purchase price of [Field - Purchase Price/HR Value] and borrowing of £93,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 125,000.00

25% Deposit **£31,250.00**

SDLT Charge **£3,750**

Legal Fees **£1,000.00**

**Total Investment £36,000.00**



# 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.



Returns Based on Rental Income	£1,000
Mortgage Payments on £93,750.00 @ 5%	£390.63
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	£0.00
Letting Fees	£100.00
Total Monthly Costs	£505.63
Monthly Net Income	£494.38
Annual Net Income	£5,932.50
Net Return	16.48%



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£3,932.50**  
Adjusted To

Net Return                      **10.92%**

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

Annual Net Income      **£4,057.50**  
Adjusted To

Net Return                      **11.27%**

# 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 £120,000.



£120,000



Floorplan

## 4 bedroom semi-detached house for sale

Jarvis Road, Peterlee, County Durham, SR8

+ Add to report

CURRENTLY ADVERTISED

Semi Detached | 4/5 Bedrooms | Off Street Parking | Fantastic Family Home | EPC - C | Council Tax...

### SOLD PRICE HISTORY

7 Dec 2016	£82,000
31 Oct 1997	£29,950
15 Sep 1995	£23,000

Marketed from 18 Mar 2024 by Holbrook & Co, Seaham



£119,950



Floorplan

## 3 bedroom detached house for sale

Jarvis Road, Peterlee, Durham, SR8 5EJ

+ Add to report

NO LONGER ADVERTISED SOLD STC

3 Bed Detached Home | Master En-Suite | Driveway & Garage | Downstairs W/c | Large Rear Garden

Marketed from 4 Jan 2023 to 31 Mar 2023 (86 days) by Pattinson Estate Agents, Peterlee

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,100 based on the analysis carried out by our letting team at **Let Property Management**.



£1,100 pcm

## 4 bedroom detached house

CHURCH WALK, THORNLEY, Peterlee Area Villages,  
DH6 3EN

NO LONGER ADVERTISED

EPC RATING C | FABULOUS SPACIOUS PROPERTY | FITTED KITCHEN WITH UTILITY |  
NEW FITTED BATHROOM | F...

+ Add to report



£995 pcm

## 4 bedroom terraced house

Stewart Street, Seaham

NO LONGER ADVERTISED

\*\*\* NEW TO THE MARKET \*\*\* Available Now Daniel Craig Residential are pleased to  
welcome to the ma...

+ Add to report

SOLD PRICE HISTORY



# 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: **N/A**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**  
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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.



[www.letproperty.co.uk](http://www.letproperty.co.uk)

Jarvis Road, Peterlee, SR8 5EJ

PROPERTY ID: 12345678

Interested in this  
**property investment?**

Make an offer or  
**book a viewing**

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.



**LETPROPERTY**