

BUY AND REFURBISH ADD VALUE

& pull most of your money back out

Ettrick Walk, Hartlepool
3 Bed Terrace



£44,000

DISCLAIMER: It is the Investors sole responsibility to make a purchase decision or otherwise and you must undertake due diligence you feel necessary to make a fully informed purchase decision. The information and services provided by NGU HomeSalesOnline.co.uk does not constitute financial, investment or tax advice and should not be taken as such. We strongly recommend that you discuss all such matters with a FCA regulated Financial Advisor.

Local area: Hartlepool



Background

Hartlepool is a town on the North Sea coast of North East England, 7.5 miles (12 km) north of Middlesbrough and 17 miles (27 km) south of Sunderland. Historically a part of County Durham and later Cleveland, the town is now a unitary authority: the Borough of Hartlepool, which includes outlying suburban villages including Seaton Carew, Greatham and Elwick. Ceremonially the town remains a part of County Durham, but has strong cultural and economic links to the Teesside or Tees Valley area, with which it shares a number of provisions including the TS postcode, Cleveland Fire Brigade, and Cleveland Police.

Map of the area



Hartlepool and surrounding area

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Business Strategy

BUY TO LETS

Only buy property that allows the potential for a LITTLE MONEY left in finance strategy.

- WHAT DOES THIS MEAN?
- The best way of showing this is to give you an example:
- -You refurbish a property at a cost of £8,000
- -Other costs of £2,500
- You want the property to go up in value enough to cover most of your refurbishment costs, solicitor costs and other costs.

- Re-mortgage valuation after refurbishment £65,000
- You choose a re-mortgage product that requires a 25% deposit £48,750
- You therefore need to purchase the property minus all of your costs
- (Refurb £8,000 + Other £2,500= £10,500)
- £10,500-£75,000- £38,250.00
- To make this property LITTLE MONEY left in, purchase price is £44,000.00

- You have only had to leave £5,500 in the property; the rest of your money has been recycled back out. Most of the time expects to leave in between 10%-25% of your initial capital investment.
- Bad areas will allow you to pull out most or all of your money but why would you want to buy a property in a bad area? There is a 1% degree of difference between successful property investment and amateurs.

ROCK SOLID INVESTMENT

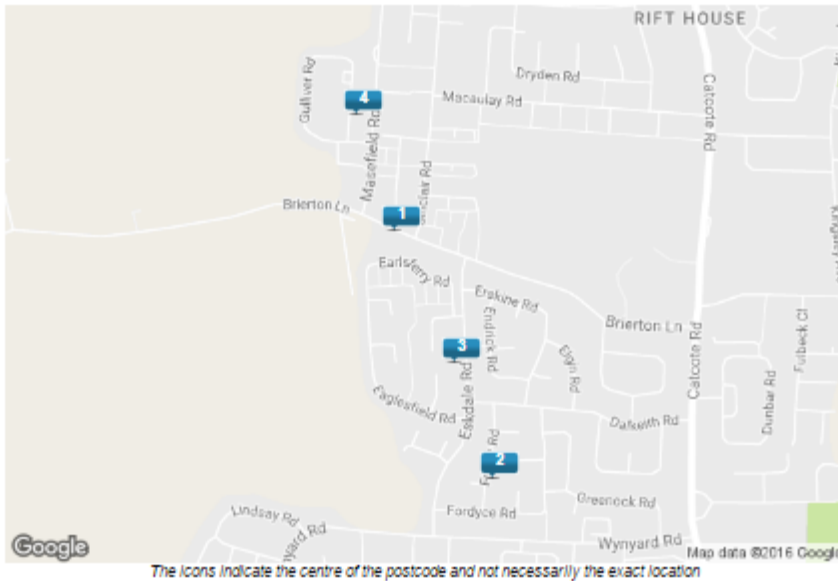
Photographs



In accordance with the Property Misdescriptions ACT (1991) any sales particulars are a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. It should not be assumed that any property has all the necessary planning, building regulation or other consent. Tenure and boundary information are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. Nothing concerning the type of construction or the condition of the property is to be implied from the photographs of the property. The sales particulars may change in the course of time, and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

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Market value comparable



Offers Over £69,950

2 bedrooms | Terraced
Brierion Lane

Archived **1**

Marketed from: 22-10-2014 to 13-06-2015 (234 days)

Sold STC Eden Estates are pleased to present this mid terraced property appealing to first time Buyers & Investors. Spacious living accommodation with a large kitchen diner, generous sized living room, utility room, 2 double bedrooms, in a sort after location, close to local schools and amenities

[Full brochure, extra pictures and map available](#)

Sold Price History: 14 Apr 2015: £69,000 18 Nov 2011: £70,000



Offers in Region of £62,950

2 bedrooms | Terraced
FORFAR ROAD, OWTON MANOR, Hartlepool, T S25 4DF

For sale **2**

Marketed from: 13-08-2016

A well cared two bedroom mid terraced house with the added bonus of a conservatory overlooking the rear garden. This spacious home is well worth an internal viewing to be fully appreciated. The floor plan includes entrance porch, vestibule, lounge with striking fireplace, lovely conservatory and ...

[Full brochures, extra pictures and map available](#)



Offers in Region of £62,950

2 bedrooms | Terraced
ESKDALE ROAD, BRIERTON, Hartlepool, T S25 4AU

Archived **3**

Marketed from: 05-06-2015 to 02-11-2015 (150 days)

Under Offer NO CHAIN!! We bring to the market this two bedroom end terraced house having the added bonus of off road parking leading to a carport. This well cared for home would make an ideal first purchase allowing you to add your own personal touch. Pleasing features include, dg windows and gch. The floor...

[Full brochures, extra pictures and map available](#)

Sold Price History: 30 Oct 2015: £51,000



Guide Price £55,000

2 bedrooms | Terraced
Masefield Road, Hartlepool

Archived **4**

Marketed from: 14-09-2015 to 22-01-2016 (130 days)

Sold STC A 2 BEDROOMED, 2 RECEPTION ROOM MID TERRACED HOUSE WITH GARDEN TO THE FRONT AND YARD TO THE REAR. IMMEDIATE VACANT POSSESSION ASSURED.

[Full brochures, extra pictures, Floorplan, Virtual Tour and map available](#)

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Rental analysis



£110 pw | £475 pcm
2 bedrooms | Terraced
Endrick Road, Brierton, Hartlepool, TS25

Two bedroom terrace.
[Extra pictures and map available](#)

To let 1
Marketed from: 01-04-2016



£104 pw | £450 pcm
2 bedrooms | Terraced
Elgin Road, HARTLEPOOL

Spacious and well presented terrace property with a great sized rear garden just off Dalkeith Road in Owton Manor. Unfurnished.
[Full brochure, extra pictures and map available](#)

To let 2
Marketed from: 24-10-2016



£104 pw | £450 pcm
2 bedrooms | Terraced
Forfar Road, HARTLEPOOL

Freshly decorated house with some newly fitted carpets and a great sized rear garden
[Full brochure, extra pictures and map available](#)

Archived 3
Marketed from: 17-08-2015 to 21-10-2015 (66 days)

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Letting your new property:

NGU Homelettings has been successfully letting properties in the North East since 2008. We manage over 700 plus properties and are landlords ourselves, we own over 150 properties.

We provide an expert, professional and accredited service. We are ARLA registered and are a member of the Property Ombudsman of Lettings.



We specialise in:

- Single lets-professional and benefit tenants through attention to detail.
- HMO Professional lets.

Tenant find fee for single lets:

- £325.00 plus VAT for properties marketed under £400 pcm.
- £400.00 plus VAT for properties marketed over £400 pcm.

Full property management:

- Frees up your time and takes control of every aspect.
- Gives all tenants access to our 24/7 maintenance number so they don't call you at all.
- Save money through access to our vetted tradesman.
- We collect your rent and transfer it across to you on the first working day it hits our account.
- Our fully managed fee is equal to 10% plus VAT of the rent per month.

www.nguhomelettings.com

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BUY TO LET DEAL MACHINE		Total Rent	450
Predicted End Market Value	65000	Gross Annual Rent	5400
Discount Split		Total Mortgage	162.50
Refurb Allocation	8000	10 % Management + VAT	54.00
Purchase Price	44000		
Finance Deposit 25%	11000	Rent - Lettings Management Fee	396.00
Sourcing Fee £	2340	Net Cash Flow	233.50
Refurb Costs £	8000	Net Annual Return	2802.00
Total Buying Costs £	21340		
Todays Finance Illustration		Cashflow Summary	
Interest Only Monthly Payments	82.50	Gross Yield	12.27%
Total Outstanding Finance 75% LTV	33000	Annual Return on Capital Investment	13.13%
Interest Rate	3.00%	Equity	16250
End Refinance Illustration			
Interest Only Monthly Payments	162.50	Target Offer For No Money Left In	38410
Total Outstanding Finance	48750	Little Money Left In(-£)vs Extra Cash Back(+£)	-
Interest Rate	4.00%		£5,590.00

Queries

If you have any queries regarding this property, contact Mike Bell on:

Tel. 0191 491 0333

Or email mikebell@nguhomelettings.com

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