

# BUY AND REFURBISH **ADD VALUE**

& pull most of your money back out

**Washington, NE38 8ET**  
**3 Bed Terraced**



**£62,000**

**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: Gateshead



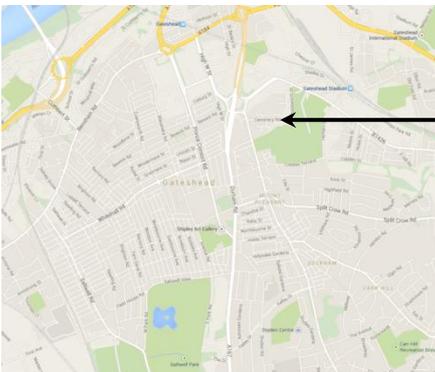
## Background

United by seven bridges across a spectacular rivers cape, Gateshead a town on the south bank of the River Tyne forms a single, diverse and extremely vibrant visitor destination.

With so many different areas each offering new sights, sounds and experiences, you'll be amazed at how much is on offer whatever your tastes. World-class culture, vibrant nightlife, award-winning dining, inspiring heritage, fantastic shopping and acclaimed architecture are linked here, as nowhere else, by the famous Geordie spirit.

With so much to see and do, where do you start? Whether you're visiting Gateshead for a city break or you're a local looking to explore the North East - the list of must see will ensure you experience the best Gateshead has to offer. With popular tourist attractions like the Angel of the north, standing tall and watching over Gateshead, this iconic work of public art by Antony Gormley is admired by 150,000 visitors a year. At 54m wide and 20m high, it dominates the Gateshead skyline and is an awe-inspiring symbol of North East pride and culture.

## Map of the area



*Gateshead 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 £12,000
- -Other costs of £2,340
- You want the property to go up in value enough to cover most of your refurbishment costs and other costs.
  
- Re-mortgage valuation after refurbishment £79,995
- You choose a re-mortgage product that requires a 25% deposit £20,000
- You therefore need to purchase the property minus all of your costs
- (Refurb £12,000 + Other £2,340= £14,340)
- £79,995-£14,340= £65,655.00
- To make this property **LITTLE MONEY** left in, purchase price is £63,000.00
  
- You have only had to leave £16,503 in the property; the rest of your money has been recycled back out. Most of the time expects to leave in between approximately 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



£84,950

3 bedrooms | Terraced  
Westerhope Road, Barmston, Washington, Tyne & Wear, NE38 8HY

Archived   
Marketed from: 30-04-2015 to 14-10-2016 (535 days)

**Under Offer** IMMACULATELY PRESENTED FAMILY HOME!!! CUL DE SAC LOCATION!!! READY TO MOVE STRAIGHT IN!!! With pleasure we welcome to the sale market this BEAUTIFUL THREE BEDROOM family home situated on the outskirts of Barmston, Washington. In brief the property comprises: Entrance hallway leading to spaciou...

[Extra pictures and map available](#)



Guide Price £80,000

3 bedrooms | Terraced  
Stockley Road, Washington, NE38

For sale   
Marketed from: 13-06-2017

**Sold STC** Landlord opportunity to purchase this three bedroom terraced property which is let until November 2017. The property has been refurbished to a high standard by the current landlord and it is achieving a rent of £575 PCM. The property is well proportioned throughout and the ground floor compr...

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



Offers Over £80,000

3 bedrooms | Terraced  
Wakerley Road, Washington, NE38

Archived   
Marketed from: 10-09-2014 to 22-04-2015 (225 days)

**Sold STC** We welcome to the market this immaculately presented three bedroom home. The current vendor has updated the property throughout adding a modernised kitchen, bathroom and WC. Situated in Barmston tucked away from the main road in a pleasant cul de sac this property has...Location

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



Offers in Region of £80,000

3 bedrooms | Terraced  
Wakerley Road, Washington, NE38

For sale   
Marketed from: 23-01-2017

**Sold STC** A larger recently refurbished three bedroom mid terraced property situated in the family orientated area of Barmston. Offered to the market with no onward chain...

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



Offers in Region of £74,950

3 bedrooms | Terraced  
Wakerley Road, Barmston, Washington, Tyne and Wear, NE38 8HA

Archived   
Marketed from: 13-02-2017 to 30-06-2017 (137 days)

**Under Offer** PRICED TO SELL!!! IDEAL FIRST TIME BUY - INVESTMENT OPPORTUNITY!!! DONT DELAY, CALL TODAY!!! With pleasure we welcome to the sale market this fantastic opportunity to purchase a spacious family home packed with potential. This three bedroom end terrace situated in the Barmston area boasts dou...

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



Offers in Region of £65,000

3 bedrooms | Terraced  
Wakerley Road, Barmston, NE38

Archived   
Marketed from: 26-02-2014 to 07-06-2014 (101 days)

**Under Offer** WELL PRESENTED THREE BEDROOM END TERRACE READY TO MOVE STRAIGHT IN!!! DONT DELAY, CALL TODAY!!! We welcome to the sale market this THREE BEDROOM end terrace situated on the ever popular Wakerley Road, Barmston. In brief this beautifully presented family home comprises: Entrance hallway leading

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## Rental analysis



**Let Agreed** \*\* AVAILABLE NOW \*\* Well presented and spacious family orientated home. \*\*Landlord will consider tenants with housing benefit or with pets\*\* Further details available on request. Detached garage and driveway parking and a very well presented front garden. Good access to local amenities, commuter ...

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



**£125 pw | £542 pcm**

3 bedrooms | Terraced  
Stockley Road, Barmston, Washington, Tyne And Wear

**Archived** 2  
Marketed from: 29-10-2015 to 10-11-2015 (12 days)

**Let Agreed** The property has a fitted kitchen, double glazing, combi boiler heating. The accommodation comprises of entrance hall, kitchen, dining room, lounge, three beds, garden to the rear and small garden to the front. Application fee is £180 including VAT for the first applicant, £60 including VAT for ea...

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



**£121 pw | £525 pcm**

3 bedrooms | Terraced  
Waskerley Road, Washington, NE38

**Archived** 3  
Marketed from: 09-03-2017 to 05-04-2017 (28 days)

**Let Agreed** YET ANOTHER LET AGREED. Let within 3 days!!!SIMILAR PROPERTIES REQUIRED

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



**£121 pw | £525 pcm**

3 bedrooms | House  
Waskerley Road, Washington, NE38

**Archived** 4  
Marketed from: 10-08-2014 to 14-10-2014 (66 days)

**Let Agreed** \*\* REDECORATED AND RE-CARPETED \*\* Available now on an unfurnished basis. Superbly decorated throughout and very clean. Housing Benefit Applicants Considered With Guarantors - Pets Considered. Within easy reach of local amenities, local transport links and The Galleries shopping centre. The accom...

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



**£115 pw | £500 pcm**

3 bedrooms | Terraced  
Waskerley Road, Barmston, Washington, Tyne & Wear

**Archived** 5  
Marketed from: 26-05-2015 to 07-08-2015 (73 days)

**Let Agreed** New on the market for rent. This deceptively spacious terraced property is offered with immediate effect.. Double glazed, fitted kitchen and gas central heating are some of the benefits it has to offer. The accommodation comprises entrance hall, WC, bedroom, lounge, kitchen and dining area, two f...

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



**£115 pw | £500 pcm**

3 bedrooms | Terraced  
Waskerley Road, Barmston, Washington, Tyne & Wear

**Archived** 6  
Marketed from: 29-10-2015 to 09-11-2015 (11 days)

**Let Agreed** New on the market for rent. This deceptively spacious terraced property is offered with immediate effect.. Double glazed, fitted kitchen and gas central heating are some of the benefits it has to offer. The accommodation comprises entrance hall, WC, bedroom, lounge, kitchen and dining area. two f...

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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](http://www.nguhomelettings.com)

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BUY TO LET DEAL MACHINE		Total Rent	550
Predicted End Market Value	79995	Gross Annual Rent	6600
Discount Split		Total Mortgage	199.99
Refurb Allocation	12000	10 % Management + VAT	66.00
Purchase Price	62000		
Finance Deposit 25%	15500	Rent - Lettings Management Fee	484.00
Sourcing Fee £	2500	<b>Net Cash Flow</b>	<b>284.01</b>
Refurb Costs £	12000	<b>Net Annual Return</b>	<b>3408.15</b>
<b>Total Buying Costs £</b>	<b>30000</b>		
Todays Finance Illustration		Cashflow Summary	
Interest Only Monthly Payments	116.25	Gross Yield	10.65%
Total Outstanding Finance 75% LTV	46500	<b>Annual Return on Capital Investment</b>	<b>20.65%</b>
Interest Rate	<b>3.00%</b>	<b>Equity</b>	<b>19998.8</b>
End Refinance Illustration			
Interest Only Monthly Payments	199.99	<b>Target Offer For No Money Left In</b>	<b>45496.3</b>
Total Outstanding Finance	59996.25	<b>Little Money Left In(-£)vs Extra Cash Back(+£)</b>	<b>-</b>
Interest Rate	<b>4.00%</b>		<b>£16,503.75</b>

The deal structure above is an example and the figures are based on our estimates. To ensure the conversion is possible, and the figures stack up, we can organise a property project development department surveys the property and provide finalised costings.

## Queries

If you have any queries regarding this property, contact Chantelle Chalmers on:

**Tel. 0191 491 0344 option 2**

Or email [c.chalmers@nguhomesales.com](mailto:c.chalmers@nguhomesales.com)

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