

BUY AND REFURBISH **ADD VALUE**

& pull most of your money back out

King Owsy Drive, Hartlepool
3 Bed Terrace



£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: 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 **£10,000**
- -You have solicitor costs of **£700**
- -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 **£100,000**
- You choose a re-mortgage product that requires a 25% deposit **£75,000**
- You therefore need to purchase the property minus all of your costs
- (Refurb £10,000 + Solicitors £700 + Other £2,500= £13,200)
- £13,200-£75,000- £61,800.00
- To make this property **LITTLE MONEY** left in, purchase price is **£67,300.00**

- 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 in Region of £89,950

3 bedrooms | Terraced
MILLER CRESCENT, KING OSWY, HARTLEPOOL

Archived 

Marketed from: 04-03-2015 to 22-06-2015 (110 days)

Under Offer A real pleasure to bring to the market!! This three bedroom end terraced house is a true gem and would appeal to a first time buyer/growing family. Undergone a massive makeover and must be viewed to be fully appreciated!! Tastefully decorated throughout and boasts from double glazed windows and is w

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

Sold Price History: 25 Oct 2013: £64,000



Offers in Region of £89,950

3 bedrooms | Terraced
DOBSON PLACE, KING OSWY, Hartlepool, TS24 9QJ

For sale 

Marketed from: 17-01-2015

“REDUCED FOR A QUICK SALE!” A great opportunity for a first time buyer/young family!! A modern three bedroom terraced house which has undergone big improvements including, uPVC double glazed windows, Kitchen & Bathroom. Dobson Place is a pleasantly situated cul de sac being

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

Sold Price History: 10 Feb 2006: £72,000 28 Jun 2000: £31,000



Offers in Region of £83,000

3 bedrooms | Terraced
DODSWORTH WALK, CLAVERING, Hartlepool, TS27 3PF

For sale 

Marketed from: 30-06-2015

A greatly improved three bedroom, very deceptive mid link house which would appeal to a wide range of prospective purchasers. Tastefully appointed from top to bottom with RECENTLY REFITTED KITCHEN & BATHROOM. Other pleasing features include Largely double glazed and is warmed by gch. The floor p...

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

Sold Price History: 11 Aug 1999: £26,000



Offers in Excess of £80,000

3 bedrooms | Terraced
Dodsworth Walk, Hartlepool, Durham

For sale 

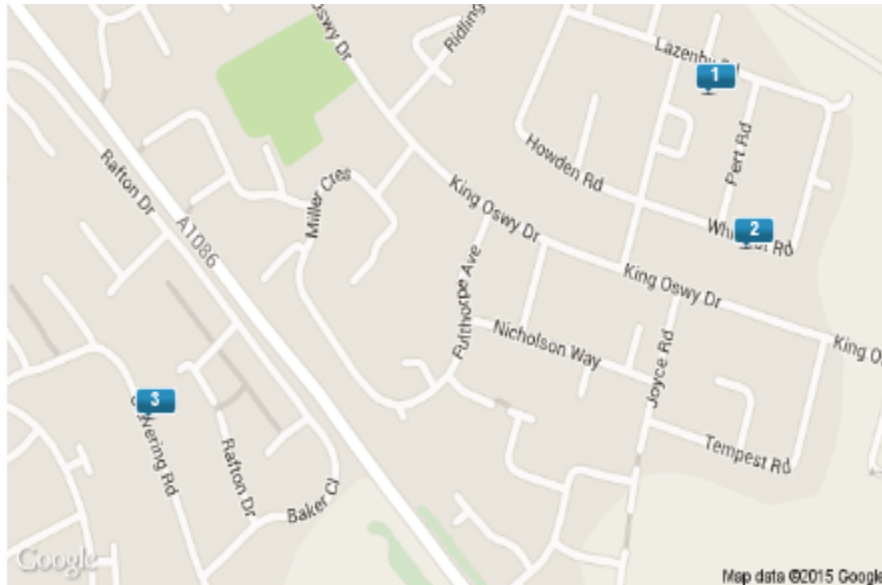
Marketed from: 09-04-2015

Sold STC We are proud to offer this Three Bed Mid Terrace Property for Offers In Excess Of £80,000 . This property is priced to sell, all enquiries and interest welcome. An excellent opportunity for buyers who are in a position to purchase quickly. Viewing highly recommended. Mid Terrace Property Three ...

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

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Rental analysis



The icons indicate the centre of the postcode and not necessarily the exact location



£127 pw | £550 pcm

3 bedrooms | Terraced
Lazenby Road, Hartlepool, T324

Archived

Marketed from: 11-07-2014 to 02-09-2014 (53 days)

Let Agreed An impressive, refurbished 3 bed MTH offered for rent on unfurnished. Features incl gas CH & uPVC DG. Briefly comprising: entrance vestibule, lounge, modern kitchen/diner incl. oven/hob/extractor, 3 good sized bedrooms, plus a re-fitted bathroom and separate WC. Externally are front & rear gardens.

[Extra pictures](#), [Virtual Tour](#) and [map](#) available



£115 pw | £500 pcm

3 bedrooms | Terraced
31 Whittrout Road

Archived

Marketed from: 10-01-2015 to 25-04-2015 (105 days)

Let Agreed **“SPECIAL OFFER FIRST MONTHS RENT HALF PRICE”** Three bedroom mid terrace family home situated in the King Oswy area close to local amenities. Benefiting from newly refurbished, UPVC double glazing and gas central heating. PETS ALLOWED. Accepts DSS with bond and full references.

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



£115 pw | £500 pcm

3 bedrooms | Terraced
22 Dodsworth Walk

Archived

Marketed from: 27-08-2014 to 12-09-2014 (17 days)

Available MIDDLE OF SEPTEMBER !! Eden Estates are delighted to present this three bedroom mid terraced house, two reception rooms and gardens. UPVC double glazed and gas central heating.

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

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Letting your new property:

NGU Homelettings has been successfully letting properties in the North East since 2008. We manage over 600 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 STRUCTURE		Total Rent	500
Predicted End Market Value	85000	Gross Annual Rent	6000
Discount Split		Total Mortgage	212.50
Refurb Allocation	8000	10 % Management + VAT	41.67
Purchase Price	62000		
Finance Deposit 25%	15500	Rent - Lettings Management Fee	458.33
Sourcing Fee £	2340	Net Cash Flow	245.83
Refurb Costs £	8000	Net Annual Return	2950.00
Total Buying Costs £	25840		
Todays Finance Illustration		Cashflow Summary	
Interest Only Monthly Payments	116.25	Gross Yield	9.68%
Total Outstanding Finance 75% LTV	46500	Annual Return on Capital Investment	11.42%
Interest Rate	3.00%	Equity	21250
End Refinance Illustration			
Interest Only Monthly Payments	212.50	Target Offer For No Money Left In	53410
Total Outstanding Finance	63750	Little Money Left In(-£)vs Extra Cash Back(+£)	-£8,590.00
Interest Rate	4.00%		

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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