



# BUY AND REFURBISH

## 6 Months' Rent

**GUARANTEED**

Absolutely rock solid property investment

Mersey Road, Gateshead

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: 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.

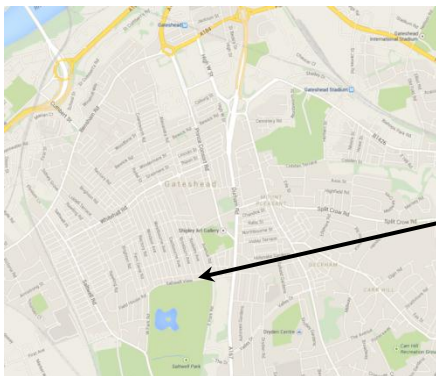
With so many different areas each offering new sights, sounds and experiences, you'll be amazed at how much is on offer whatever your tastes. World-class culture, vibrant nightlife, award-winning dining, inspiring heritage, fantastic shopping and acclaimed architecture are linked here, as nowhere else, 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 £4,140
- 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 £90,000
- You choose a re-mortgage product that requires a 25% deposit £67,500
- You therefore need to purchase the property minus all of your costs
- (Refurb £12,000 + Other £4,140= £16,140)
- £67,500 - £21,640= £45,860.00
- To make this property **LITTLE MONEY** left in, purchase price is £62,000.00

### GUARANTEED 6 MONTHS RENT

- We will pay your rent from the day the sale completes. This will mean that you will receive a rental income whilst the property is being developed.
- Expected Rent PCM = £525
- 6 Months' Rent = £3150
- £3150 rental income before the property is tenanted

### ROCK SOLID INVESTMENT

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## 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



**£109,950**

3 bedrooms | Terraced  
Gateshead

Archived <sup>1</sup>

Marketed from: 15-03-2014 to 01-07-2014 (108 days)

**Sold STC** A deceptively spacious three/four bedroom mid-terraced house which is located with great commuting links for Newcastle City Centre. The property is sure to appeal to a family or first time buyer and we highly recommend a viewing in order to appreciate the layout. The accommodation briefly compr...

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

Sold Price History: 27 Jun 2014: £103,560 5 Aug 2005: £96,000 17 Dec 2003: £63,500



**Guide Price £99,950**

3 bedrooms | End of Terrace  
Gateshead

For sale <sup>2</sup>

Marketed from: 27-04-2014

A spacious mid-terraced house situated on King Edward Street in Gateshead, close to local amenities and transport links. The property is warmed via gas ducted air heating and has the benefit of upvc double glazing and a security alarm system. The accommodation comprises; entrance hallway, loun...

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



**£99,950**

3 bedrooms | Terraced  
Gateshead

Archived <sup>3</sup>

Marketed from: 12-04-2013 to 12-07-2013 (92 days)

HENDON ROAD, GATESHEAD ..... Exceptionally well presented three bedroom semi detached house set prominently in this popular location conveniently for local transport services, local shopping and schools facilities and major road links. The property has been substantially improved b...

[Extra pictures and map available](#)

Sold Price History: 30 Sep 2013: £85,000 25 Mar 2008: £130,000



**Guide Price £89,950**

3 bedrooms | End of Terrace  
Gateshead

For sale <sup>4</sup>

Marketed from: 15-08-2014

**Sold STC** Spacious end of terrace house situated on Kings Close within this central location close to local amenities and transport links. The property is warmed via gas ducted air central heating and has the benefit of Upvc double glazing. Accommodation comprises; entrance hallway, lounge, dining room w...

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



**£89,950**

3 bedrooms | Terraced  
Gower Walk, Gateshead

For sale <sup>5</sup>

Marketed from: 14-08-2015

Three bedroom mid link home pleasantly positioned in Felling, ideal for first time buyers and growing families, well presented throughout with dining kitchen, ground floor w.c., pleasant lounge, front porch, three bedrooms and bathroom. With double glazed window and modern combination gas centra...

[Extra pictures and map available](#)

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## Rental analysis



£127 pw | £550 pcm

3 bedrooms | Terraced  
Wordsworth Street, Gateshead, NE8

Archived 1

Marketed from: 26-11-2013 to 08-01-2014 (43 days)

**\*BEAUTIFUL FAMILY SIZED HOME\*** This three bedroom mid-terraced house is available to let immediately. Three spacious double bedrooms, impressive internal decor and an enclosed rear yard with access/parking for a car. Must See!...

[Extra pictures and map available](#)



£127 pw | £550 pcm

3 bedrooms | Terraced  
Felling

Archived 2

Marketed from: 04-06-2013 to 16-08-2013 (74 days)

**Let Agreed** NURSERY LANE WINDY NOOK WE OFFER TO THE RENTAL MARKET THIS IMMACULATELY PRESENTED FURNISHED MID TERRACED PROPERTY WHICH IS IN A CENTRAL LOCATION CLOSE TO LOCAL AMENITIES AND TRASPOT LINKS.... The property benefits from uPVC double glazing and gas central heating. Accommodation comprises entra...

[Extra pictures and map available](#)



£127 pw | £550 pcm

3 bedrooms | End of Terrace  
Burney Villas, Gateshead

Archived 3

Marketed from: 21-07-2014 to 01-09-2014 (42 days)

**Let Agreed** \*THREE BED END LINK HOUSE\* Popular Felling location - Unfurnished, Available August, Gateshead, Click for more details...

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



£127 pw | £550 pcm

3 bedrooms | Terraced  
Deckham

Archived 4

Marketed from: 18-02-2015 to 01-04-2015 (42 days)

**Let Agreed** THREE BEDROOM MID LINK HOUSE A well presented three bedroom mid link located on Split Crow Road within the Deckham area of Gateshead. (contd...)

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



£127 pw | £550 pcm

3 bedrooms | Terraced  
St Albans Crescent, Gateshead, Gateshead, Tyne & Wear

Archived 5

Marketed from: 09-09-2014 to 04-11-2014 (57 days)

This modern, newly refurbished and well proportioned 3 bed house is situated in a good location near to local amenities and transport links. To the ground floor there is lounge and dining room with wooden floors and cream decor, kitchen with fitted light wood units and integrated oven/hob.extrac...

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



£121 pw | £525 pcm

3 bedrooms | House  
BURNLEY VILLAS, Gateshead, NE8

Archived 6

Marketed from: 03-09-2014 to 05-10-2014 (32 days)

**Let Agreed** A FABULOUS 3 Bedroom House. A Perfect Family Home Which Is Ready For Instant Rental....

[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 670 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	525
Predicted End Market Value	90000	Gross Annual Rent	6300
Discount Split		Total Mortgage	225.00
Refurb Allocation	12000	10 % Management + VAT	63.00
Purchase Price	62000		
Finance Deposit 25%	15500	Rent - Lettings Management Fee	462.00
Sourcing Fee £	4140	<b>Net Cash Flow</b>	<b>237.00</b>
Refurb Costs £	12000	<b>Net Annual Return</b>	<b>2844.00</b>
<b>Total Buying Costs £</b>	<b>31640</b>		
Todays Finance Illustration		Cashflow Summary	
Interest Only Monthly Payments	116.25	Gross Yield	10.16%
Total Outstanding Finance 75% LTV	46500	<b>Annual Return on Capital Investment</b>	<b>8.99%</b>
Interest Rate	3.00%	<b>Equity</b>	<b>22500</b>
End Refinance Illustration			
Interest Only Monthly Payments	225.00	<b>Target Offer For No Money Left In</b>	<b>51360</b>
Total Outstanding Finance	67500	<b>Little Money Left In(-£)vs Extra Cash Back(+£)</b>	<b>-</b>
Interest Rate	4.00%		<b>£10,640.00</b>

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### Queries

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

**Tel. 0191 491 0333**

Or email [mikebell@nguhomelettings.com](mailto:mikebell@nguhomelettings.com)

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