



BUY AND REFURBISH

6 Months' Rent

GUARANTEED

Absolutely rock solid property investment

Coach Road Estate, Washington, Tyne and Wear , NE37

3 Bed Semi



£60,000

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: Washington

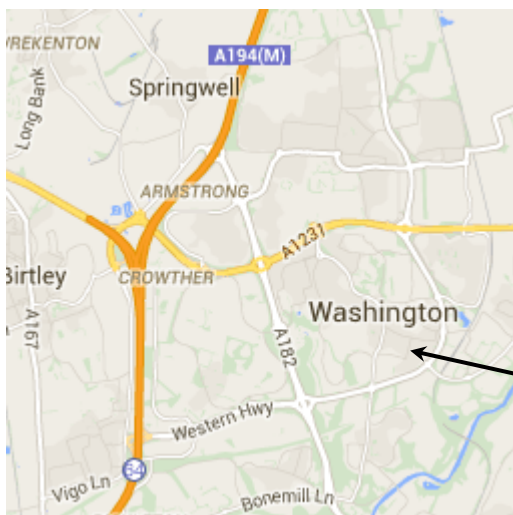


Background

Washington is a town in the City of Sunderland in Tyne and Wear, England. Historically part of County Durham, it joined a new county in 1974 with the creation of Tyne and Wear. Washington is located geographically at an equal distance from the centres of Newcastle, Durham and Sunderland; hence it has close ties to all three cities.

Washington was designated a new town in 1964; it expanded dramatically, by the creation of new villages and the absorption of areas of Chester-Le-Street.

Map of the area



Washington, 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 £17,500
- -Other costs of £4,140
- 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 £95,000
- You choose a re-mortgage product that requires a 25% deposit £71,250
- You therefore need to purchase the property minus all of your costs
- (Refurb £17,500 + Other £4,140= £21,640)
- £71,250-£21,640- £49,610.00
- To make this property **LITTLE MONEY** left in, purchase price is £60,000.00

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 = £550
- 6 Months' Rent = £3300
- £3300 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



£106,500

3 bedrooms | Semi-Detached
Coach Road Estate, Concord, WASHINGTON, Tyne & Wear

Archived ¹
Marketed from: 07-06-2013 to 26-11-2013 (173 days)

Sold STC We offer for sale a much improved three bedroom, extended semi detached house in this popular estate. The fixtures and fittings are of a very high standard and the extension provides an additional breakfast/dining area, downstairs WC and utility room. Viewing of this superb property is strongly r...

[Extra pictures and map available](#)



Guide Price £95,000

3 bedrooms | Semi-Detached
Coach Road Estate, Washington, Tyne and Wear

For sale ²
Marketed from: 29-01-2015

The Express Estate Agency is proud to offer this REALISTICALLY PRICED opportunity – all interest and OFFERS are INVITED. Semi-Detached House 1 Reception Room Refitted Kitchen 3 Bedrooms Refitted Bathroom Loft Space Currently Used As A Gym

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

Sold Price History: 28 Jul 2000: £37,950 9 Jul 1999: £34,950



£95,000

3 bedrooms | Semi-Detached
Oxford Avenue, Donwell, Washington, Tyne And Wear

Archived ³
Marketed from: 11-04-2015 to 23-06-2015 (74 days)

Sold STC A 3 bed semi detached house, requiring some modernisation. Benefiting from UPVC double glazing and gas central heating, this is an excellent opportunity to acquire an excellent family home. The accommodation comprises of entrance hall, lounge, dining room, kitchen, 3 bedrooms, bathroom, separate ...

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



£92,950

3 bedrooms | Semi-Detached
Oxford Avenue, Donwell, WASHINGTON, Tyne & Wear

Archived ⁴
Marketed from: 14-04-2014 to 11-07-2014 (88 days)

Sold STC Situated in a very popular estate, we offer for sale this three bedroom semi detached house. Ideal for first time buyers and young families, the accommodation includes hallway, lounge/dining room, kitchen, three bedrooms and bathroom. Externally, good sized gardens.

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



£89,995

3 bedrooms | Semi-Detached
Coach Road Estate, Concord, Washington, Tyne& Wear

Archived ⁵
Marketed from: 19-06-2014 to 17-10-2014 (120 days)

Sold STC **** REDUCED**** A very well presented three bedroom semi detached house. Situated in this popular estate, the property is a superb purchase for a first time buyer with no upgrading required and a modern kitchen with integrated appliance, clean decorating and flooring and fully serviced central heatin...

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

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Rental analysis



£133 pw | £575 pcm

3 bedrooms | Semi-Detached
Coach Road Estate, Washington, NE37

To let **1**

Marketed from: 21-08-2015

Let Agreed ** AVAILABLE NOW ** Recently updated, decorated and fitted with brand floor coverings. This immaculate home is available on an unfurnished basis and the clean and tidy and well presented accommodation includes a modern refitted kitchen and bathroom/WC.

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



£133 pw | £575 pcm

3 bedrooms | Semi-Detached
4 Blackheath Close, Washington, Tyne & Wear, NE37 2LU

To let **2**

Marketed from: 25-09-2015

A FAMILY HOME in the village of Usworth in Washington. The property has 3 bedrooms, Lounge / Dining room and Conservatory. Fitted kitchen which offers a fridge /freezer, dishwasher and an electric oven. Northwood are please to present this family home in the Pretty village of Usworth in ...

[Extra pictures and map available](#)



£129 pw | £560 pcm

3 bedrooms | Semi-Detached
The Drive, Washington, NE37

Archived **3**

Marketed from: 10-08-2015 to 30-08-2015 (20 days)

Three bedroom semi property in concord the property has been been updated the property briefly comprises of entrance hallway lounge, fitted kitchen, three bedrooms and bathroom with yard to the r... ** Property Reference: 85525 **

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



£127 pw | £550 pcm

3 bedrooms | Semi-Detached
Coach Road Estate, Washington, ne37

Archived **4**

Marketed from: 03-05-2015 to 21-06-2015 (49 days)

THREE BEDROOM SEMI DETACHED FAMILY HOME WITH CONSERVATORY AND GARAGE!!! We welcome to the rental market this THREE BEDROOM property situated on the ever popular Coach Road Estate, Washington. In brief the property comprises: entrance porch, hallway, lounge/dining room leading to conservatory,

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



£121 pw | £525 pcm

3 bedrooms | Semi-Detached
Oxford Avenue, Washington

Archived **5**

Marketed from: 13-05-2014 to 25-07-2014 (73 days)

Let Agreed Massive discount if you can move in July - ring to find out more! A pleasant semi detached house situated in Usworth, Washington. Close to Usworth college and all local bus and transport routes. Well presented with neutral decoration throughout. A must to view!

[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

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BUY TO LET DEAL STRUCTURE		Total Rent	550
Predicted End Market Value	95000	Gross Annual Rent	6600
Discount Split		Total Mortgage	237.50
Refurb Allocation	17500	10 % Management + VAT	66.00
Purchase Price	60000		
Finance Deposit 25%	15000	Rent - Lettings Management Fee	484.00
Sourcing Fee £	4140	Net Cash Flow	246.50
Refurb Costs £	17500	Net Annual Return	2958.00
Total Buying Costs £	36640		
Todays Finance Illustration		Cashflow Summary	
Interest Only Monthly Payments	112.50	Gross Yield	11.00%
Total Outstanding Finance 75% LTV	45000	Annual Return on Capital Investment	8.07%
Interest Rate	3.00%	Equity	23750
End Refinance Illustration			
Interest Only Monthly Payments	237.50	Target Offer For No Money Left In	49610
Total Outstanding Finance	71250	Little Money Left In(-£)vs Extra Cash Back(+£)	-£10,390.00
Interest Rate	4.00%		

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 = £600
- 6 Months' Rent = £3600
- £3600 rental income before the property is tenanted

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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