



**GET ON THE HOUSING MARKET**

**WITH NO MONEY DOWN**

**No need for mortgage deposits with lease options**

**Longnewton Street, Seaham, SR7**

**3 Bed Terrace**



**Monthly Cash Flow £234**

**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.



## The attraction to a buyer of a lease option

The attraction to a buyer of doing a lease option is that they can effectively get on the housing market without having to pay Buy to Let mortgage deposits which are currently a minimum of 25% because they are utilising someone else's finance with their mortgage company to do it.

## Why do sellers do lease options?

When a property has neutral equity or negative equity, lease options are perfect for people wanting to move on from their property. Lease Option arrangements have helped many who may otherwise have lost the property in the face of changing personal circumstances or are "reluctant landlords" and no longer want to be a landlord.

## Local area: Sunderland



## Highlights

A city of change, Sunderland is no longer the centre of industry that was once thriving around its busy docks and coal mines. Instead, the city has chosen to embrace its heritage and breathe new life into these previously run-down areas, transforming them into pleasant, modern city spaces and green parks, creating an undeniable new and exciting tourism buzz.

Managed by the Sunderland Arc company, the city has spent almost £200 million on countless revitalization and regeneration projects, and the results are quite clearly apparent, with pathways along the River Wear, improved shopping at the Holme side Triangle, a landscaped inner-city garden in the Sunnyside area, and trendy bars surrounding the new marina. Direct metro rail transport also means that Newcastle city centre is less than 30 minutes away from Sunderland.

## Map of the area



*Sunderland and surrounding area*

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## Photographs

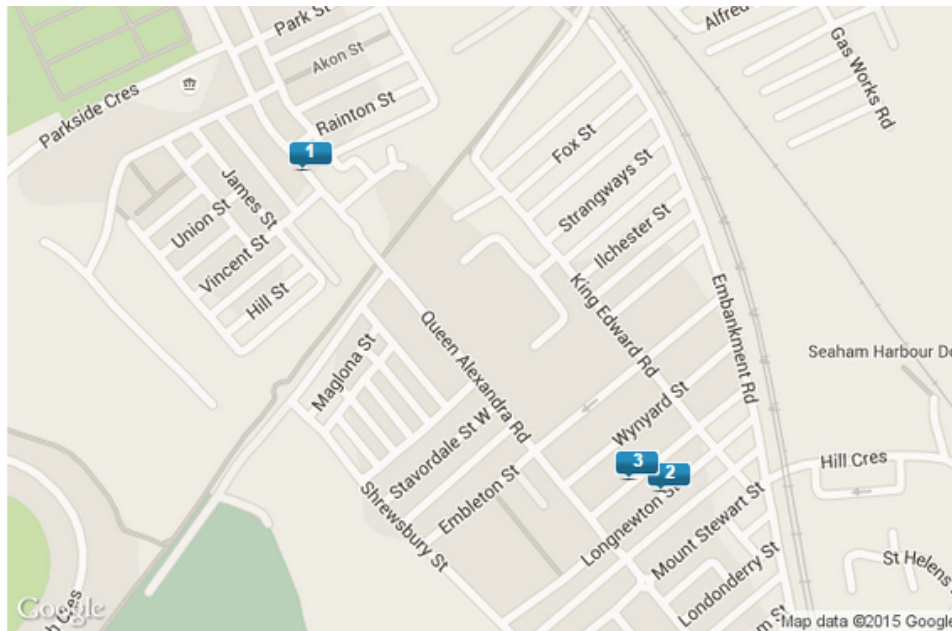


In accordance with the Property Misdescriptions ACT (1991) any sales particulars are a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings 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



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



### Offers in Region of £84,950

3 bedrooms | Terraced  
Princess Road, Seaham, County Durham, SR7

For sale <sup>1</sup>

Marketed from: 05-05-2015

**Under Offer** Priced to sell! Three bedroom family home on Princess Road, Seaham. The property is well positioned close to many local amenities and schools, and is only a few minutes stroll from Seaham Town Centre and Coastline. \*FOR SALE WITH NO UPWARD CHAIN. VIEWING IS HIGHLY RECOMMENDED!\*

[Extra pictures and map available](#)

Sold Price History: 26 Oct 2007: £105,000 18 Nov 2005: £95,000 27 Mar 2003: £34,000



### £69,950

3 bedrooms | Terraced  
Longnewton Street, Dawdon, SR7

Invisible <sup>2</sup>

Marketed from: 14-10-2013 to 28-07-2015 (652 days)

Offered to the sales market this three bedroom mid terrace property that is situated on Longnewton Street, Dawdon. Property briefly comprises of; Entrance, lounge, dining room, kitchen, three bedrooms and bathroom. Externally there is a yard to rear.

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

Sold Price History: 2 Apr 2015: £62,000



### £67,950

3 bedrooms | Terraced  
Wynyard Street, Seaham, Co. Durham, SR7

Archived <sup>3</sup>

Marketed from: 01-05-2014 to 31-07-2015 (457 days)

**Sold STC** Was £72,950, now £67,950. We are pleased to offer for sale this spacious well maintained three bedroom terraced home. Situated close to all amenities and community, this well looked after family accommodation provides spacious living rooms and benefits from double glazing and gas central (contd...)

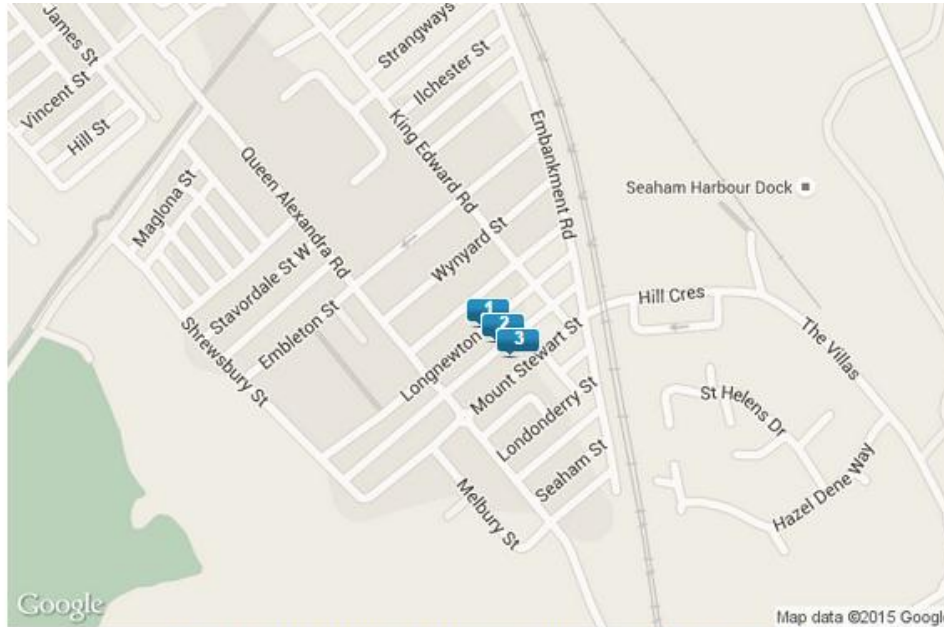
[Full brochures, extra pictures, Floorplan, Virtual Tour and map available](#)

Sold Price History: 21 Jul 2015: £64,500

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## Rental analysis



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£104 pw | £450 pcm

3 bedrooms | Terraced  
Longnewton Street, Seaham, County Durham, SR7

Archived 1  
Marketed from: 19-02-2015 to 30-04-2015 (71 days)

**Let Agreed** Kimmitt Lettings are delighted to present this completely refurbished 3 bedroom home in the ever popular town of Seaham. The property has been renovated throughout by the owner and now benefits from combi gas central heating, newly fitted kitchen, new carpets and neutral decor (contd...)

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



£104 pw | £450 pcm

3 bedrooms | Terraced  
Longnewton Street Seaham

Archived 2  
Marketed from: 05-04-2013 to 26-09-2013 (174 days)

**Let Agreed** \*\*1/2 PRICE ADMIN FEE\*\*AVAILABLE IMMEDIATELY\*\*NEWLY DECORATED WITH NEW FLOORING THROUGHOUT\*\*DSS WELCOME\*\*

[Extra pictures and map available](#)



£95 pw | £410 pcm

3 bedrooms | Terraced  
Longnewton Street Seaham

Archived 3  
Marketed from: 29-01-2014 to 14-06-2014 (136 days)

**Let Agreed** \*\*AVAILABLE IMMEDIATELY\*\*MOVE IN WITH GUARANTOR FOR ONLY £120\*\*DSS accepted\*\*We are thrilled to offer this 3 bedroom mid terraced property in Dawdon having been fully refurbished, new flooring and neutral d

[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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Lease Option Deal Machine		Total Rent £	395
Rent Per Calendar Month £	395	Gross Annual Rent £	4740
Monthly Payments £	112.68	Total Mortgage £	112.68
Purchase Price £	72000	10 % Management	47.40
Interest Rate	1.88%		
Sourcing Fee £	4500	Rent - Management Fee	347.60
Legal's £	648		
Refurb Costs £	0	<b>Net Cash Flow £</b>	<b>234.92</b>
<b>Total Purchase Costs £</b>	<b>5148</b>	<b>Net Annual Return</b>	<b>2819.04</b>
<b>Cashflow Summary</b>			
Gross Yield	6.58%		
Net Yield	3.92%	Length Of Term (Years)	6
<b>Net Annual Return on Capital Investment</b>	<b>54.76%</b>	<b>Potential Total Return</b>	<b>16914.2</b>
		<b>£</b>	

## Queries

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

**Tel. 0191 491 0333**

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

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