



FULLY MANAGED TENANTED TERRACED HOUSES

These houses are all in the North-East and come with full local management at 10% of the monthly income. The benefits of these properties are that they are tenanted and fully turnkey from completion date estimated below. With high rental yields they offer an attractive passive income for low money down. Cash only investment.

<u>Address</u>	<u>Location</u>	<u>Postcode</u>	<u>Gross Rental Yield</u>	<u>Rent PCM</u>	<u>Beds</u>	<u>Price</u>	<u>Estimated Completion</u>
Barwick St	Easington	SR83SA	10%	£388	2	£49,000	Ready
Albert St	Chester Le Street	DH2 3LR	10%	£420	2	£51,000	Ready
Eighth St	Blackhall	TS27 4EU	9%	£400	2	£55,000	Ready
Beaumont St	Ferryhill	DL17 8PH	10%	£450	2	£56,500	Ready
Angus St	Easington	SR8 3PZ	10%-11%	£450-£500	3	£56,500	January
Moore St	Stanley	DH9 7AG	9%	£440	2	£59,000	Ready
Hillside Rd,	Coundon,	DL14 8LS	9%	£440 - £470	2	£61,000	Late Jan/Feb
Linden Terrace	Ferryhill	DL17 0DQ	9%	£450 - £475	2	£62,000	February
Bowness Close	Peterlee	SR8 5NG	9%-10%	£800 - £850	4	£105,000	Ready

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BLOCKS OF APARTMENTS & DEVELOPMENT OPPORTUNITIES

Our large developments offer experienced and high net worth investors opportunity to invest in high rewarding high returning property on a larger scale than what usual buy to let investing can provide. With discounts from developers and high yield opportunity these are primed for the multi-let multi-sale market.

LOCATION	TYPE	ASKING PRICE	RENT ACHIEVEABLE PA	YIELD	NOTES
BIRMINGHAM	BLOCK OF 10	£1,300,000	£80,340	6.18%	SOLD
WOLVERHAMPTON	LAND DEVELOPMENT	£750,000	N/A	N/A	OPEN TO OFFER. 12x 2 beds & 4x 1beds apartments
WOLVERHAMPTON	BLOCK OF 7 + COTTAGE	£675,000	£42,000	6.22%	
DUDLEY	BLOCK OF 10 & LAND	£1,200,000	£68,460	5.71%	Comes with 4 plots at the rear totally 0.8 acres
WALSALL	BLOCK OF 6	£600,000	£43,800	7.30%	
DUDLEY	LAND DEVELOPMENT	£300,000			SOLD

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GUARANTEED YIELD GOVT BACKED HANDS OFF ASYLUM HOME HMO'S

Our Govt backed HMO properties offer a hands-off approach to investing in multi-tenanted units. With all bills paid for these properties offer attractive rental yields secured through a government programme with long term contracts in place. Yields are fixed up to ten years to offer nervous investors long term stability.

PROPERTY	Status	Price	Net Annual Rent (£)	Net Yield %	FH/LH	Tenancy Start Date	Contract Length	Beds
Trunnah Road, Thornton-Cleveleys, FY5 4HF	Available	£ 156,000.00	£ 15,600.00	10%	Freehold	Jun 15 2023	7+3 Years	4
Clayton Street, Colne, BB8 0HJ	Under offer	£ 145,200.00	£ 14,520.00	10%	Leasehold	Jun 26 2023	7+3 Years	4
Kendal Street, Carlisle, CA2 5UF	Available	£ 123,157.00	£ 11,700.00	10%	Freehold	Aug 16 2023	7+3 Years	3
Shaddongate, Carlisle, CA2 5UG	Available	£ 173,333.00	£ 15,600.00	9%	Freehold	Oct 2 2023	7+3 Years	4
Linton Street, Carlisle, CA1 2LY	Under offer	£ 171,428.00	£ 15,600.00	9%	Freehold	Aug 30 2023	7+3 Years	4
Tamworth Street, St Helens, WA10 4JF	Under offer	£ 216,666.00	£ 19,500.00	9%	Leasehold 999	Jan 16 2024	7+3 Years	5
Newchurch Road, Bacup, OL13 0UE	Available	£ 246,315.00	£ 23,400.00	10%	Leasehold 999	Oct 9 2023	7+3 Years	6
Grafton Street, St Helens, WA10 4HQ	Available	£ 171,428.00	£ 15,600.00	9%	Freehold	Dec 1 2023	7+3 Years	4
Carr Gate, Thornton-Cleveleys, FY5 1LB	Available	£ 216,666.00	£ 19,500.00	9%	Freehold	Aug 7 2023	7+3 Years	5
Newcastle Street, Carlisle, CA2 5UH	Available	£ 171,428.00	£ 15,600.00	9%	Freehold	Nov 7 2023	7+3 Years	4
Coronation Road, Thornton-Cleveleys, FY5 1DQ	Available	£ 260,000.00	£ 23,400.00	9%	Freehold	Nov 27 2023	7+3 Years	6
London Road, Carlisle, CA1 2PE	Coming soon	£ 257,142.00	£ 23,400.00	9%	Freehold	Coming soon	7+3 Years	6

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MIXED BAG OF PROPERTIES – MAINLY TENANTED APARTMENTS

A range of property from student lets to single houses and apartments our ‘resale’ property often comes tenanted and is favourably priced for a quick transaction where buyers can enjoy instant returns. With modern flats and holiday let property there’s a mix to enjoy each providing strong healthy rental returns.

Development	Type	Beds	Resi / PBSA	Town/City	Price (£)	Net Return %	Status	Tenanted
11 Wheelock	Freehold	9	HMO	Middlewich	£435,000	10.6		Y
3 Montague	Terraced	2	RESIDENTIAL	Brierfield	£67,500	7		Y
34 Kenyon Avenue	Terraced	2	RESIDENTIAL	Oldham	£107,000	0.1	Reserved	Y
35 Kenyon Avenue	Terraced	2	RESIDENTIAL	Oldham	£101,500	6.5	Reserved	Y
Beaconsfield Rd	Apartment	3	Resi / STL	London	£480,000	7-10%	Available	
Camden	Apartment	1	RESIDENTIAL	Ashton Under Lyne	£74,500	7.5	Sold	Y
City Suites	Apartment	1	Resi / STL	Chester	£130,000	9	Sold	Y
City Suites	Apartment	1	Resi / STL	Chester	£145,000	6.3	Available	
City Suites	Apartment	1	Resi / STL	Chester	£160,000	7	Available	Y
Coates House	Apartment	1	Resi / STL	Nailsea	£175,000	8	Available	STL's
Eden Grove	Cottage	2	Holiday let	Cumbria	£223,000		Available	STL'S
Havelock	Studio	S	Resi / STL	Hastings	£100,000	7.3	Available	Y
Havelock	Studio	S	Resi / STL	Hastings	£78,500	8	Available	STL's
Horizon	Studio	S	Resi / STL	Sunderland	£54,250	7.8	SOLD	Y
Insignia	Apartment	2	Resi / STL	Manchester	£275,000		Available	Y
Kennacott	Terraced	2	Holiday let	Bude	£200,000		Available	Y
Kinetic	Apartment	3	RESIDENTIAL	Manchester	£310,000	5	Available	Y
Libertas	Studio	S	PBSA	Liverpool	£55,000	6.3	Available	Y
Maryland Ave	Masionette	2	RESIDENTIAL	London	£290,000	4.5	Reserved	Y
New Islington Plaza	Studio	S	PBSA	Liverpool	£35,000	7.7	Under Offer	Y
New Islington Plaza	Studio	S	PBSA	Liverpool	£35,000	7.5	Sold	Y
OLR B1	Studio	S	PBSA	Newcastle Under Lyme	£75,000	10	On Hold AC	Y
OLR B1	Studio	S	PBSA	Newcastle Under Lyme	£75,000	10	On Hold AC	Y

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Development	Type	Beds	Resi / PBSA	Town/City	Price (£)	Net Return %	Status	Tenanted
OLR B2	Studio	S	PBSA	Newcastle Under Lyme	£75,000	8.7	Under Offer	Y
OLR B2	Studio	S	PBSA	Newcastle Under Lyme	£75,000	7.7	Available	Y
OLR B2	Studio	S	PBSA	Newcastle Under Lyme	£75,000	6.1	Available	Y
OLR B2	Studio	S	PBSA	Newcastle Under Lyme	£75,000	5.9	Available	Y
OLR B2	Studio	S	PBSA	Newcastle Under Lyme	£71,750		Available	Y
OLR B2	Studio	S	PBSA	Newcastle Under Lyme	£75,000	8.1	Available	Y till 24.05.2023
OLR B3	Studio	S	PBSA	Newcastle Under Lyme	£65,000	8.3	Under Offer	Y
OLR B3	Studio	S	PBSA	Newcastle Under Lyme	£75,000	8.3	Under Offer	Y
OLR B3	Studio	S	PBSA	Newcastle Under Lyme	£80,000	7.6	Available	Y
OLR B3	Studio	S	PBSA	Newcastle Under Lyme	£67,500	8.5	Available	Y
OLR B3	Studio	S	PBSA	Newcastle Under Lyme	£73,500	7.9	Available	
OLR B5	Studio	S	PBSA	Newcastle Under Lyme	£72,500	6.9	Available	Y
OLR B5	Studio	S	PBSA	Newcastle Under Lyme	£69,999	5.7	On Hold JD	Y
Orme House	Studio	S	PBSA	Newcastle Under Lyme	£67,775	8.1	Available	Y
Orme House	2 bed	2	PBSA	Newcastle Under Lyme	£110,000	8.6	Available	Y
Orme House	2 bed	2	PBSA	Newcastle Under Lyme	£100,000	9.8	Available	Y
Orme House	Studio	S	PBSA	Newcastle Under Lyme	£71,500	6.2	Available	Y
Orme House	Studio	S	PBSA	Newcastle Under Lyme	£65,000	8	Available	Y
Orme House	Studio	S	PBSA	Newcastle Under Lyme	£75,000	6.3	Available	Y
Orme House	Studio	S	PBSA	Newcastle Under Lyme	£75,000	5.8	Available	Y
Rivergate	Apartment	1	RESIDENTIAL	Manchester	£205,000	4	Available	Y
Rose Court	Flat	3	RESIDENTIAL	Stockton On Tees	£115,000	8.5	SOLD	Y
Stone Cross House	Apartment	1	RESIDENTIAL	Bolton	£99,999	8.6	Available	STL's
Thames Way	Terraced	2	RESIDENTIAL	Darlington	£78,500	6.2	SOLD	Y
The Met	Apartment	S	PBSA	Newcastle Under Lyme	£67,500	7.8	Available	Y
The Old Post Office	Holiday let	5	Holiday let	Chipping Norton	£525,000	9	SOLD	Y

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Development	Type	Beds	Resi / PBSA	Town/City	Price (£)	Net Return %	Status	Tenanted
The Swell	Apartment	2	Holiday let	Rhosneigr	£310,000		Available	STL'S
The Villas	Studio	5	PBSA	Stoke	£57,500	8	Available	
The Walton	Apartment	3	RESIDENTIAL	Liverpool	£295,000	7.5 / 10	SOLD	N
West Bar House	Studio	5	PBSA	Sheffield	£45,000	7.2	SOLD	Y
West Bar House	Studio	5	PBSA	Sheffield	£46,500	7.7	Available	Y
West Bar House	Studio	5	PBSA	Sheffield	£46,500	7.7	Available	Y
Winckley House	Apartment	1	RESIDENTIAL	Preston	£120,000		Available	Y
Winckley House	Apartment	1	RESIDENTIAL	Preston	£112,500	5.2	Available	Y
Winckley House	Apartment	1	RESIDENTIAL	Preston	£115,000	0	Available	Y
Winckley House	Studio	5	Resi / STL	Preston	£80,000	6.2	Available	Y
X1 Eastbank	Apartment	2	RESIDENTIAL	Manchester	£197,500	5	Available	Y
X1 The Edge	Studio	5	PBSA	Liverpool	£45,000	7.3	Available	Y
X1 The Edge	Studio	5	PBSA	Liverpool	£47,500	7.3	Available	Y
X1 The Edge	Studio	5	PBSA	Liverpool	£45,500	7.1	Available	Y
Yew Tree Cottage	Cottage	2	Resi / STL	Castleford	£380,000	5.7	Available	Y

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25 YEAR GUARANTEED RENT SOCIAL HOUSING PROPERTIES

Our North East properties come with guaranteed rental income for contracts up to 25 years long through a council backed social housing provider. This allows a long term property investment strategy and ensures a strong rental yield through a hands off investment strategy that you can enjoy, whilst having the flexibility to sell back at any time. The properties rental income increases per annum at UK inflation rates.

PROPERTY	Status	Purchase Price	Net Annual Rent (£)	Net Annual Yield %	Property Type	FH/LS	Lease provider	Tenancy Start Date	Contract Length	Bedrooms
30 Jackson Street, Hartlepool, TS25 5RZ	Available	£98,000	£8,820	9%	Terraced House	FH	TKB	Upon Completion	25 years	2
52 Furness Street, Hartlepool, TS24 8DN	Available	£98,000	£8,820	9%	Terraced House	FH	TKB	Upon Completion	25 years	2
High Street, Loftus, TS13 4HG	Available	£75,000	£6750	9%	Apartment	LH	TKB	Upon Completion	25 years	1 Bedroom Apartment
High Street, Loftus, TS13 4HG	Available	£85,000	£7650	9%	Apartment	LH	TKB	Upon Completion	25 years	2 Bedroom Apartment
Cobden Street, Stockton	Available	£75,000	£6750	9%	Apartment	LH	TKB	Upon Completion	25 years	1 Bedroom Apartment
Cobden Street, Stockton	Available	£85,000	£7650	9%	Apartment	LH	TKB	Upon Completion	25 years	2 Bedroom Apartment
Delamere Road, Middlesbrough TS3 7HJ	Available	£120,000	£10,800	9%	Terraced House	FH	TKB	Upon Completion	25 years	2
Ilford Way, Middlesbrough, TS3 7JQ	Available	£120,000	£10,800	9%	Terraced House	FH	TKB	Upon Completion	25 years	2
Shaftsbury Road, Stockton, TS8	Available	£280,000	£25,200	9%	Freehold Apartment Block	FH	TKB	Upon Completion	25 years	4 x 1 bedroom apartment
Hardwick House, Hardwick Street, Horden, Peterlee SR8 4JH	Available	£247,800	£22,308	9%	House	FH	TKB	Upon Completion	25 years	6 en suite bedrooms
Bargate Lincoln, LN5 8BU	Available	£800,000	£72,000	9%	4 x1 bedroom apartment block	FH	Allerton	Upon Completion	15 years	4 x 1 bedroom apartment

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SERVICED ACCOMMODATION

We work with a serviced accommodation provider who develops properties across the UK and manages them as a full income producing serviced property so that investors can benefit from huge rental returns often well above 15% NET without the need to do the dirty work. All bookings are looked after with property maintenance and laundry covered by the managing agent who only target a specific style of property to ensure returns are high and risks are low.

Location	Style	Type	Floor	Size (m2)	Size (sqft)	Price	Yield
Aberdeen	3 bed	Apartment	First	85m2	915	£ 200,000.00	12%
Aberdeen	2 bed	Apartment	First	64m2	689	£ 175,000.00	12%
Aberdeen	1 bed	Apartment	Second	49m2	527	£ 140,000.00	12%
Aberdeen	3 bed	Apartment	Second	85m2	915	£ 200,000.00	12%
Aberdeen	2 bed	Apartment	Second	64m2	689	£ 175,000.00	12%
Doncaster	1 bed	Apartment	First	31m2	333	£ 92,000.00	13%
Doncaster	1 bed	Apartment	First	30m2	322	£ 90,500.00	13%
Doncaster	1 bed	Apartment	Second	30m2	322	£ 90,500.00	13%
Doncaster	Studio	Apartment	Third	30m2	322	£ 90,500.00	13%
Hull	1 bed	Apartment	Second	53m2	570	£ 126,000.00	15%
Nailsea	1 bed	Apartment	Ground	31m2	340	£ 190,000.00	11%
Nailsea	1 bed	Apartment	First	35m2	385	£ 180,000.00	11%
Nailsea	1 bed	Apartment	First	34m2	383	£ 175,000.00	11%
Nailsea	1 bed	Apartment	Second	35m2	379	£ 182,750.00	11%

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