

# Poplar Street, Stanley, DH9 7AX

**£66,033**

Occupied by paying tenant July 2023. This house was renovated in 2020. Property looks very good (photos taken after renovation).

2 bedroom house (3+1 according to some other countries standard).  
It is freehold ownership (absolute ownership).

The house consists of an entrance hall with staircase to the first floor, living room, dining room, kitchen and bathroom on the ground floor.  
Staircase, 2 bedrooms on the first floor.

The property is located in a great area for renting and for people who are buying their first home. Tenants in these areas generally stay long term.

EPC C

## CASHFLOW STATEMENT

		GBP	
		month	year
<b>Finance</b>	Purchase price		£60,000
	Own finance		£60,000
<b>One-off costs</b>	Solicitor fee		£1,500
	License to rent (5yr)		£500
	Refurb		£0
	Broker fee and consultation		£2,833
	<u>SDLT (tax 2% or 5%)</u>	2%	£1,200
<b>Total</b>	All costs		£6,033
	Total own finance and costs		<b>£66,033</b>
<b>Income</b>		<b>měsíc</b>	<b>rok</b>
	Rent	£448	£5,376
<b>Regular costs</b>	10% management fee + VAT (20%)	£50	£600
	Building insurance + boiler certificate (£5)	£30	£360
<b>ROI</b>	<b>[%] Yield</b>		<b>6.69%</b>
	<b>Per year</b>		<b>£4,416</b>
	Monthly		<b>£368</b>

## RETURN ON INVESTMENT

Appreciation (growth of value) + cash-flow			
<b>Appreciation (growth of value)</b>	Price growth [%]	6% ▾	
	How many yr	10 ▾	
	Appreciation [%]		79.08%
	Appreciation [GBP]		£47,451
<b>Cash-flow</b>	Cash-flow		£44,160
	<b>Appreciation + cash-flow</b>		<b>£91,611</b>