



**NORTH EAST
SOCIAL HOUSING**
— INVESTING IN HOMES. DELIVERING STABILITY. —

RESIDENTIAL PROPERTY INVESTMENT

County Durham Investment Opportunity

3 Bedroom Mid-Terrace • Freehold • FRI Lease • Fully Furnished

FRI Lease • Ofsted Approved Accommodation • 10-Year Term • Day One Income • Fully Furnished • No Break Clause



PURCHASE PRICE
£98,500

ANNUAL RENT
£10,200

RENT REVIEW
CPI LINKED

NET YIELD
10.3%

10-YEAR INCOME
£116,928*
*Assuming 3% annual CPI increase

PROPERTY SPECIFICATION

TYPE	Mid-Terrace Freehold
BEDROOMS	3
BATHROOMS	1
KITCHEN	Fully fitted with white goods
HEATING	Gas Central Heating
GLAZING	Full uPVC Double Glazing
EXTERNAL	Enclosed Rear Yard
FURNITURE	Fully Furnished

LEASE STRUCTURE

Full Repairing & Insuring Lease CPI Linked Rent Reviews
Ofsted Approved Accommodation Fully Furnished
10-Year Lease Day One Income No Break Clause

LOCATION

Trimdon Station, County Durham

High-quality, fully furnished three-bedroom property operated within an Ofsted-approved accommodation model.

Located within an established residential area with strong local authority demand and excellent transport links across County Durham and Teesside.

NET YIELD

10.3%

£10,200 p.a. / £98,500 purchase price

INVESTMENT RETURNS

MONTHLY INCOME	£850
ANNUAL INCOME	£10,200
GROSS YIELD	10.3%
NET YIELD	10.3%
LEASE TERM	10 Years
RENT REVIEW	CPI Linked Annual
BREAK CLAUSE	None
SECURITY	Long-Term Lease Structure

10-YEAR INCOME PROJECTION

Assume 3% annual CPI increase

YEAR	ANNUAL RENT
YEAR 1	£10,200
YEAR 2	£10,506
YEAR 3	£10,821
YEAR 4	£11,146
YEAR 5	£11,480
YEAR 6	£11,824
YEAR 7	£12,179
YEAR 8	£12,544
YEAR 9	£12,920
YEAR 10	£13,308
TOTAL INCOME OVER 10 YEARS	£116,928

North East Social Housing
Investing in homes. Delivering stability.

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