



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

RESIDENTIAL PROPERTY INVESTMENT

County Durham Investment Opportunity

C2 Detached Property • 10-Year FRI Lease • Fully Furnished

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



PURCHASE PRICE
£350,000

ANNUAL RENT
£35,400

RENT REVIEW
RPI LINKED

NET YIELD
10.1%

10-YEAR INCOME
£405,821*
*Assuming 3% annual RPI increase

PROPERTY SPECIFICATION

TYPE	Detached / Five Self-Contained Units
BEDROOMS	5
BATHROOMS	5
KITCHEN	Fully fitted with white goods
HEATING	Gas Central Heating
GLAZING	Full uPVC Double Glazing
EXTERNAL	Large Enclosed Garden
FURNITURE	Fully Furnished

LEASE STRUCTURE

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

LOCATION

Trimdon Grange, County Durham

Fully refurbished and furnished C2 property operated by an Ofsted-approved supported living provider.

A substantial detached building providing five fully self-contained apartments, benefitting from high-quality fixtures and fittings, en-suite facilities and dedicated living areas.

Specialist accommodation for young people aged 16–18 transitioning from local authority care, providing a pathway towards greater independence within a safe and supported environment.

INTERNAL LAYOUT

Five self-contained apartments arranged around central communal accommodation and staff facilities.

NET YIELD
10.1%

£35,400 p.a. / £350,000 purchase price

INVESTMENT RETURNS

MONTHLY INCOME	£2,950
ANNUAL INCOME	£35,400
GROSS YIELD	10.1%
NET YIELD	10.1%
LEASE TERM	10 Years
RENT REVIEW	RPI Linked Annual
BREAK CLAUSE	None
SECURITY	Long-Term Lease Structure

10-YEAR INCOME PROJECTION

Assume 3% annual CPI increase

YEAR	ANNUAL RENT
YEAR 1	£35,400
YEAR 2	£36,462
YEAR 3	£37,556
YEAR 4	£38,683
YEAR 5	£39,843
YEAR 6	£41,038
YEAR 7	£42,269
YEAR 8	£43,538
YEAR 9	£44,844
YEAR 10	£46,189
TOTAL RENTAL INCOME OVER 10 YEARS	£405,821

North East Social Housing
Investing in homes. Delivering stability.

T : 0191 5009767
Email : max@nesocialhousing.co.uk
www.nesocialhousing.co.uk