



56 Main Street, Shildon, DL4 1AQ

Yield Investing are pleased to offer this 2 bedroom house, sold fully turnkey with a 25 year supported living lease in place.

- ✓ Price: £98,000
- ✓ Tenure: Freehold
- ✓ Rental Contract Length: 25 years
- ✓ CPI Linked Rents: Annual rental review
- ✓ Property Standards: Full renovation carried out to meet housing provider standards upon completion. Including all white goods and furniture.

Key Benefits of the Property

25

Year Commercial
Lease



Government
Funded Rent



Ability to Sell
at Anytime



No Service Charge,
Ground Rent or
Management Fees



Inflation Linked
Rental Income



All Repairs and
Maintenance
Covered

25-Year Cash Flow Illustration

2 Bedroom HMO

Price: £98,000

Annual Income: £8,820

Monthly Income: £735

Yield: 9%

Rent Growth Forecast

Y1 Rent: £8,820

Y25 Rent: £17,273

Lease Period: 25 years

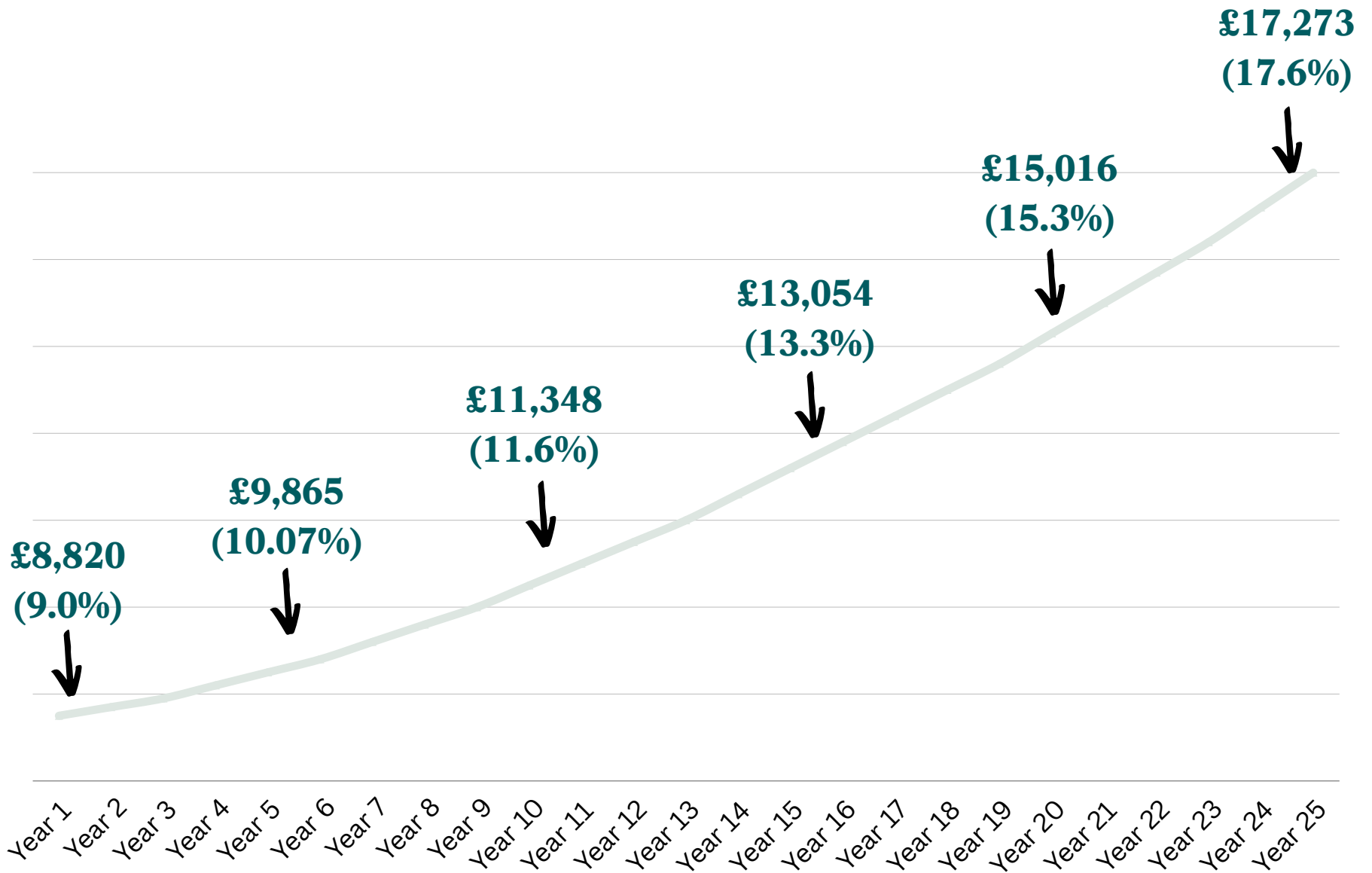
Total Rent Received: £314,900*

Y1 Yield: 9.0%

Y25 Yield: 17.6%

**Based on 2.84% inflation rate [50-year UK Average]*





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Property Highlights

Finished Property Images





North East

The North East of England offers an array of promising opportunities for investors seeking growth in a dynamic and evolving region.

The modern economy has continued to evolve from its traditional roots. It now incorporates a more diverse range of industries, including advanced manufacturing, renewable energy, and digital technologies.