

ONE CLIC
INVESTMENT
PROPERTY
PLATFORM



CLICPAD



HIGH YIELDING

UK ASSETS

Invest from £90,000 and enjoy a 10 year
rental assurance of 8% NET per annum



2 bedroom property
8% NET yield

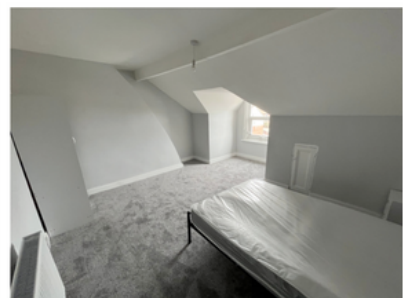
Yield Investing are pleased to offer this 2 bedroom property, sold fully turnkey with a 10 year social housing lease in place.

Highlights include:

- Tenure: Freehold
- Property Type: Mid terraced
- Lease Start Date: Fresh lease upon completion
- Lease Length: 10 Years (5+5 years)
- CPI Linked Rents: Annually
- Bedrooms: 2
- Other Rooms: Kitchen, Lounge, Bathroom
- Property Standards: Full renovation carried out to meet housing association standards upon completion

Property Highlights

Example Finished Property Images



Property Layout

On the ground floor, a fully functional kitchen is provided with all white goods and cooking facilities included. A large lounge space offers comfort to the tenants with a full three piece bathroom installed.

The first floor offers one large double bedroom and one single bedroom.

Property Standards

Upon completion, this property will be solely designed to match the requirements of the housing provider. This will include further health and safety and fire regulations with fully interlinked smoke alarms, fire doors, carbon monoxide detectors and fire tested furnishings.

Approximate Size – 54 square meters

Property Highlights

Example Finished Property Images



Location

North East

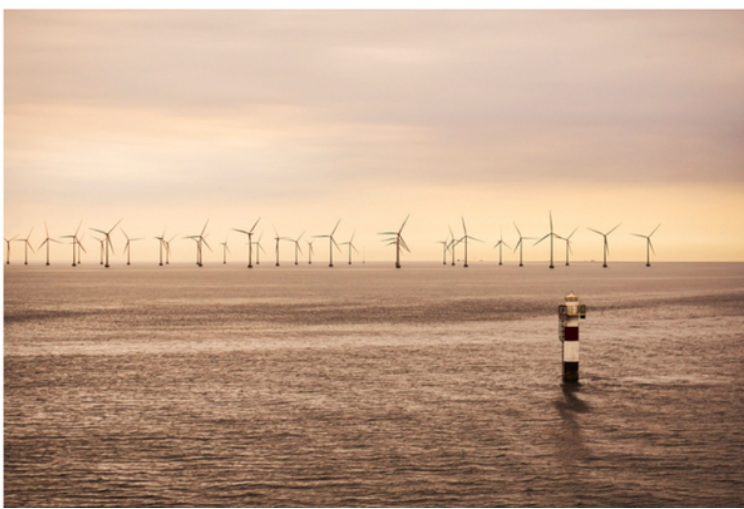
The North East of England offers an array of promising opportunities for investors seeking growth in a dynamic and evolving region. While historically known for heavy industries, the area has successfully transitioned towards more innovative and sustainable sectors.

The UK government has shown significant interest in supporting economic growth in the North East. The region has emerged as a vibrant technology hub. Booming industries like digital technology, software

development, gaming, and digital services are supported by collaboration between academia and industry, creating an ecosystem conducive to innovation and growth.

The North East is making substantial investments in renewable energy, particularly offshore wind farms. With a growing global demand for sustainable energy solutions.

The North East's accessibility to major transport routes and proximity to national and international markets enhances its appeal as a strategic location for property investment. Well-connected locations can attract interest from businesses looking to establish their operations in the region.



Key Benefits Of The Property

This property is sold with a fully repairing and insuring lease (FRI) from a quality commercial tenant. The lease actively de-risks the investment and minimalises the gross to net return leakage through removing a lot of the typical operational costs and hassle found with standard buy to let investments.

The main benefits include:

- 01** Full Repairs and Insurance Lease
- 02** Rental Income Derived From The U.K Central Government And Local Authority
- 03** No Service Charge
- 04** No Ground Rent
- 05** No Management Fee
- 06** Full Damage Cover
- 07** Inflation Linked Rental Income Per Annum
- 08** No Maintenance Fee
- 09** Rental Assurance
- 10** Full Title Deed Ownership
- 11** Ability To Sell At Any Time
- 12** Renewable Lease After 10 Years



10-year cash flow illustration:

Initial Forecast

Purchase Price: **£90,000.00**

Rental Income: **£7,200.00**

Yield: **8.00%**

Rent Growth Forecast

Y1 Rent: **£7,200.00**

Y10 Rent: **£9,394.37**

Growth Amount: **£2,194.37**

Growth Percentage: **30.48%**

Total Rent Received: **£82,539.93**

Yield Growth Forecast

Y1 Yield: **8.00%**

Y10 Yield: **10.44%**

Growth Percentage: **2.44%**

WELCOME
TO
CLICPAD
JOURNEY

