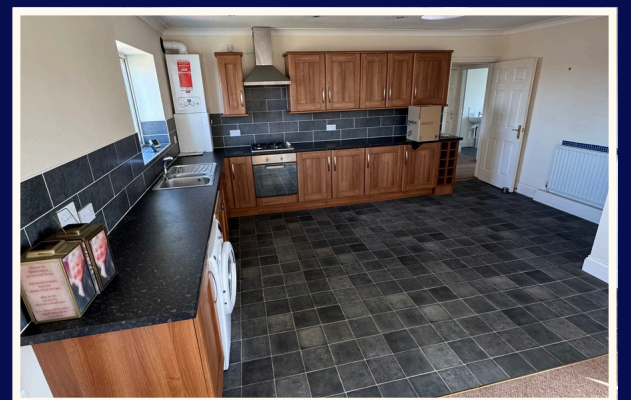




★ Bathroom



★ Bedroom



★ Kitchen

## CAMBRIDGE COURT

- ✓ Completed
- ✓ Fully Tenanted
- ✓ Immediate Income
- ✓ FRI Lease (Zero running costs)

## MORE INFO:

- ✓ Price: £144,040
- ✓ Return: 10% NET / £1,200 pcm
- ✓ 2 bedroom Apartments
- ✓ 25 year rental contract



## Cambridge Court

### 2 Bed Example Floorplan



- ✓ Price: £144,040
- ✓ Return: 10% NET / £1,200 pcm
- ✓ 2 bedroom Apartments
- ✓ 25 year rental contract



# Financial Breakdown

Financial Breakdown	Amount
Price	£ 144 ,040
Gross Monthly Rent (PCM)	£ 1, 200. 33
Annual Gross Rent	£ 14 ,404
Management Fee	£0
Service Charge	£0
Ground Rent	£0
NET Monthly Rent	£ 1, 200. 33
NET Annual Rent	£ 14 ,404
NET Yield	10%



Yale Housing Association, registered with the Financial Conduct Authority (FCA), manages the entire building. The housing association receives payments directly from the DWP, eliminating the need for investors to collect payments from tenants. This simplifies the investment process and removes the risk of tenant non-payments, which traditional property investors face.

Alongside benefiting from the whole, you can also achieve high yields. You can invest with confidence, knowing that the scheme operates under a Management Agreement, which means Yale Housing Association has a contractual obligation to cover all repairs and maintenance in the apartments. With a 10% return, your profit remains intact, unlike other investments on the market, where maintenance costs, such as broken boilers and appliances, eat into your profit.

# How will your rent increase over the 25 years?

Additionally, your return is linked to the Consumer Price Index (CPI), which means that your rental return increases as inflation rises, making it a suitable investment to protect your purchasing power against inflation.

With the CPI linked to your social housing investment, you can be assured that your returns will always keep pace with inflation, ensuring they continue to rise. This makes it an ideal investment for those seeking to secure their financial future and protect themselves against market fluctuations.

Below is a table showing how your rent will increase over 25 years based on 2% CPI per annum;

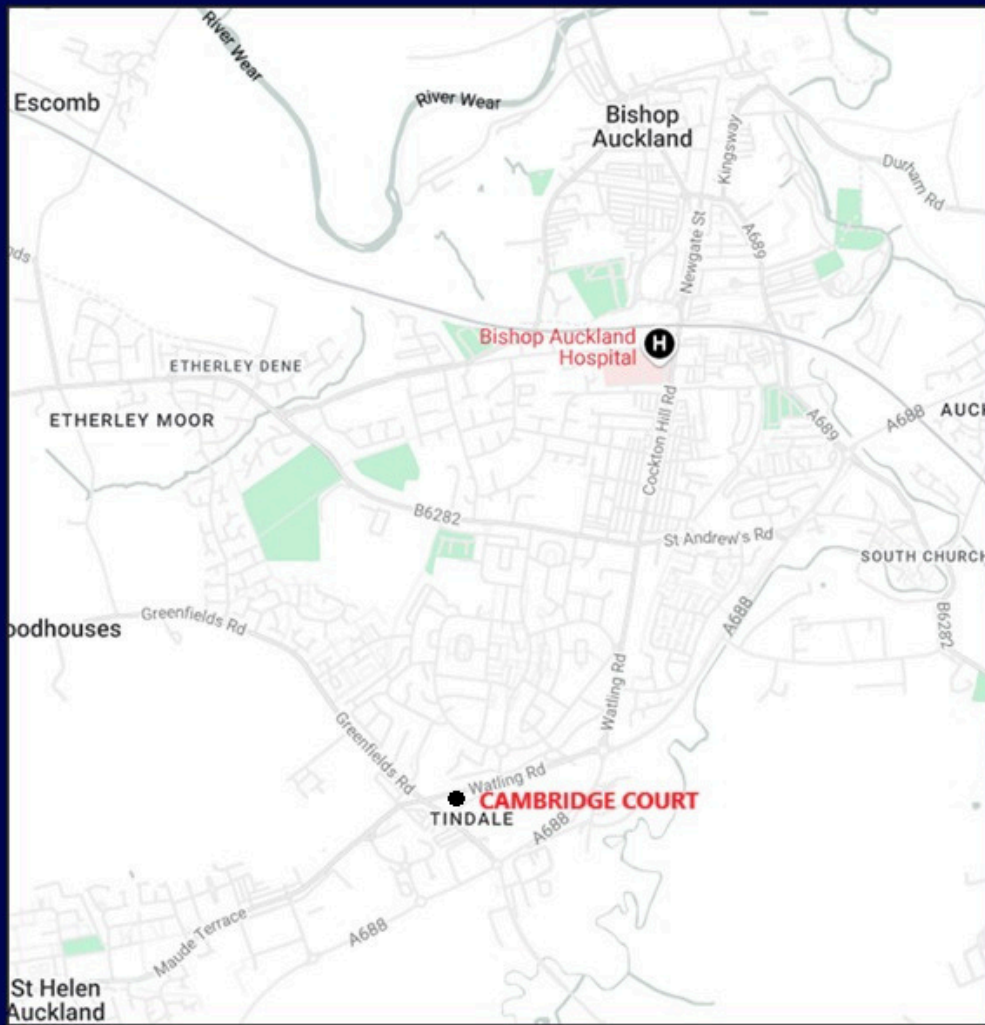
Price	Return	NET income per annum
£ 144 ,040	10% NET	£ 14 ,404
Year 1	£ 14 ,404 .00	10.00%
Year 5	£ 15,591. 35	10.82%
Year 10	£17,214.11	11.95%
Year 15	£ 19,005.77	13.19%
Year 20	£20,983.91	14 .57%
Year 25	£23,167.93	16.08%
Total Rental Income	£461,364.44	





# ADDRESS

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Bishop Auckland is an ideal location for assisted living properties due to its aging population, strong local demand for supported housing, and excellent access to healthcare and amenities. The town offers a peaceful, community-focused environment perfect for elderly residents, while its affordable property prices and supportive local authority make it highly attractive for investors seeking long-term returns in the care sector.



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