

LET PROPERTY PACK

INVESTMENT INFORMATION

Caspian Road, Sunderland,
SR5 3SE

210660570

 www.letproperty.co.uk





Property Description

Our latest listing is in Caspian Road, Sunderland, SR5 3SE

Get instant cash flow of **£700** per calendar month with a **4.2%** Gross Yield for investors.

This property has a potential to rent for **£850** which would provide the investor a Gross Yield of **5.1%** if the rent was increased to market rate.

With great potential returns and located within a prime rental location in Sunderland, it will make for a reliable long term investment for an investor.

Don't miss out on this fantastic investment opportunity...



Caspian Road,
Sunderland, SR5 3SE

210660570



Property Key Features

3 Bedroom

1 Bathroom

2 Toilet

Spacious Room

Factor Fees: TBC

Ground Rent: TBC

Lease Length: TBC

Current Rent: £700

Market Rent: £850

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £201,000.00 and borrowing of £150,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 201,000.00

25% Deposit	£50,250.00
SDLT Charge	£6,030
Legal Fees	£1,000.00
Total Investment	£57,280.00

Projected Investment Return



The monthly rent of this property is currently set at £700 per calendar month but the potential market rent is

£ 850

Returns Based on Rental Income	£700	£850
Mortgage Payments on £150,750.00 @ 5%	£628.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£70.00	£85.00
Total Monthly Costs	£713.13	£728.13
Monthly Net Income	-£13.13	£121.88
Annual Net Income	-£157.50	£1,462.50
Net Return	-0.27%	2.55%

Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and can provide advice on achieving full market rent.



Return **Stress Test** Analysis Report



If the tenant was to leave and you missed 2 months of rental income

Annual Net Income **-£237.50**
Adjusted To

Net Return **-0.41%**

If Interest Rates increased by 2% (from 5% to 7%)


Annual Net Income **-£1,552.50**
Adjusted To

Net Return **-2.71%**

Sale Comparables Report



This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £200,000.



3 bedroom semi-detached house for sale [+ Add to report](#)

Richmond Avenue, Washington Village, Washington, NE38

CURRENTLY ADVERTISED **SOLD STC**

Marketed from 21 Aug 2024 by Riverside Residential Property Services, Washington

3 Bedroom Semi Detached Home | Highly Desirable Washington Village Location | Seperate Utility Ro...


📍 EPC: [View](#)

(Approx.) Sqft: **775 sq ft** Price (£) per sqft: **£258.06**

verside residentia
Property Service

[View floor plan](#)

£200,000



3 bedroom semi-detached house for sale [+ Add to report](#)

Boston Avenue, Washington Village, Washington, NE38

CURRENTLY ADVERTISED


Marketed from 15 Aug 2024 by Riverside Residential Property Services, Washington

£200,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.




3 bedroom semi-detached house + Add to report

Redhill, Sunderland

NO LONGER ADVERTISED **LET AGREED**

Marketed from 1 Aug 2024 to 13 Aug 2024 (11 days) by Martin & Co, Sunderland

£850 pcm




[View floor plan](#)

SPACIOUS 3 BEDROOM HOME | RENOVATED THROUGHOUT | BRAND NEW MODERN KITCHEN | NEW BATHROOM SUITE | ...

EPC: View

(Approx.) Sqft: **915 sq ft** Price (£) per sqft: **£0.93**



3 bedroom semi-detached house + Add to report

The Poplars, Biddick, Washington, NE38

NO LONGER ADVERTISED

Marketed from 27 Feb 2024 to 11 Mar 2024 (13 days) by YOUR MOVE Chris Stonock Lettings, Washington






£850 pcm

Three Bedroom Semi Detached | Available Now | Unfurnished | Superb Breakfasting Kitchen Extension...

Current Tenant Profile



As this property is currently tenanted, we've created a tenant profile report to showcase the current agreement of occupancy in place with this property.

-  Tenancy Agreement in place: **Yes**
-  Standard Tenancy Agreement In Place: **Yes**
-  Fully compliant tenancy: **Yes**
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **Moved in within the last 2 years**
-  Payment history: **On time for length of tenancy**

Disclaimer: All information is collected from the seller of the property and must be confirmed at legal completion. Proof will be provided for all documents after your offer has been accepted. If there are any inaccuracies with documentation or compliance, Let Property will ensure that everything is in place before completion of the property.



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Interested in this
property investment?

Call us on
0141 478 0985

Let Property is not liable for any inaccuracies within this investment pack. All information was provided by the property seller or by a 3rd party RICS Chartered Surveyor.



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