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## LET PROPERTY PACK

### **INVESTMENT** INFORMATION

Whitchurch Road, Sunderland, SR5

211827142

() www.letproperty.co.uk

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## **Property** Description

Our latest listing is in Whitchurch Road, Sunderland, SR5

Get instant cash flow of £550 per calendar month with a 6.3% Gross Yield for investors.

This property has a potential to rent for £673 which would provide the investor a Gross Yield of 7.8% if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition, and a rental income that ensures fantastic returns, this property will be a rewarding addition to an investor portfolio.

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

#### **LETPR®PERTY**





#### Whitchurch Road, Sunderland, SR5

211827142

2 bedroomFa1 bathroomGrSpacious RoomLeGarden Ground SpaceCu

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**Property Key Features** 

Factor Fees: Freehold Ground Rent: Freehold Lease Length: Freehold Current Rent: £550 Market Rent: £673













## Bedrooms





## Bathroom





## Exterior













Figures based on assumed purchase price of £104,000.00 and borrowing of £78,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### ASSUMED PURCHASE PRICE



25% Deposit	£26,000.00
SDLT Charge	£3,120
Legal Fees	£1,000.00
Total Investment	£30,120.00

## **Projected** Investment Return



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.

The monthly rent of this property is currently set at £550 per calendar month but the potential market rent is	£ 673	
Returns Based on Rental Income	£550	£673
Mortgage Payments on £78,000.00 @ 5%	£325.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	Freehold	
Ground Rent	Freehold	
Letting Fees	£55.00	£67.30
Total Monthly Costs	£395.00	£407.30
Monthly Net Income	£155.00	£265.70
Annual Net Income	£1,860.00	£3,188.40
Net Return	<mark>6.18%</mark>	10.59%

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## **Return Stress Test Analysis** Report





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

Annual Net Income £1,842.40 Adjusted To

Net Return

6.12%

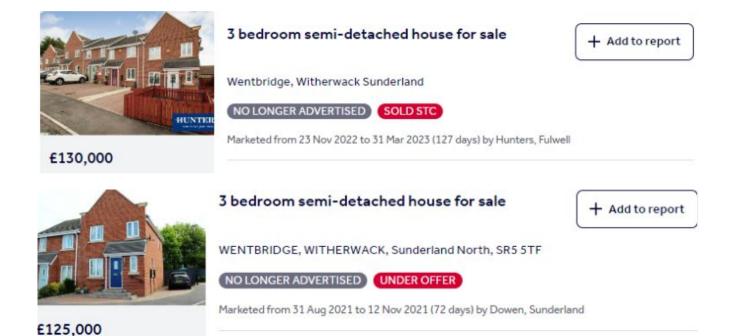
#### If Interest Rates increased by 2% (from 5% to 7%)

Annual Net Income £1.628.40 Adjusted To

5.41% Net Return

## 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 £130,000.





## **Rent Comparables Report**

This property is situated in a high demand rental area with rents achieving as much as £673 based on the analysis carried out by our letting team at **Let Property Management**.



£750 pcm



Marketed from 31 Jul 2023 to 9 Aug 2023 (9 days) by OpenRent, London



£650 pcm



Marketed from 12 Jul 2023 to 7 Aug 2024 (391 days) by Key4Lets LTD, Sunderland





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

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.



Current term of tenancy: 5 years+

Payment history: On time for length of tenancy





www.letproperty.co.uk

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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.

