

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Borough Road,  
Sunderland, SR1

210770015

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Borough Road, Sunderland, SR1

Get instant cash flow of **£650** per calendar month with a **9.0%** Gross Yield for investors.

This property has a potential to rent for **£700** which would provide the investor a Gross Yield of **9.7%** 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 make for a rewarding addition to an investors portfolio.**

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



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## Property Key Features

**1 Bedroom**

**1 Bathroom**

**Spacious Lounge**

**Modern Kitchen**

**Factor Fees: £190 per month**

**Ground Rent: £100 per year**

**Lease Length: 900 yrs**

**Current Rent: £650**

**Market Rent: £700**

# Lounge



# Kitchen



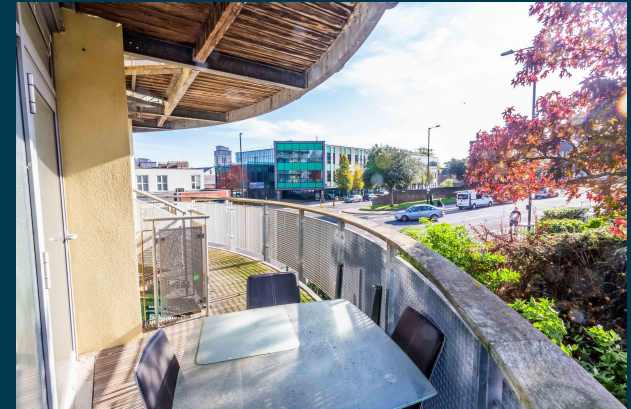
# Bedrooms



# Bathroom



# Exterior







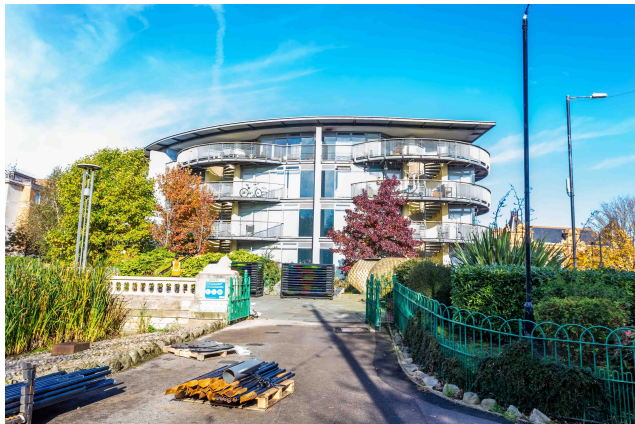
Figures based on assumed purchase price of £87,000.00 and borrowing of £65,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 87,000.00

25% Deposit	£21,750.00
SDLT Charge	£2,610
Legal Fees	£1,000.00
Total Investment	£25,360.00

# Projected Investment Return



The monthly rent of this property is currently set at £650 per calendar month but the potential market rent is



£ 700

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.



Returns Based on Rental Income	£650	£700
Mortgage Payments on £65,250.00 @ 5%	£271.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£190.00	
Ground Rent	£8.33	
Letting Fees	£65.00	£70.00
<b>Total Monthly Costs</b>	<b>£550.21</b>	<b>£555.21</b>
<b>Monthly Net Income</b>	<b>£99.80</b>	<b>£144.80</b>
<b>Annual Net Income</b>	<b>£1,197.54</b>	<b>£1,737.54</b>
<b>Net Return</b>	<b>4.72%</b>	<b>6.85%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£337.54**  
Adjusted To

Net Return                      **1.33%**

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

Annual Net Income      **£532.50**  
Adjusted To

Net Return                      **2.10%**

# 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 £89,000.



£89,000

## 1 bedroom apartment for sale

+ Add to report

The Mowbray, Borough Road

NO LONGER ADVERTISED

Marketed from 3 Oct 2020 to 23 Aug 2021 (324 days) by Carousel Estate Agents, Gateshead

HEART OF THE CITY CENTRE | PRIVATE BALCONY | OPEN PLAN APARTMENT | FURNISHED | GREAT INVESTMENT...



£85,000

## 1 bedroom flat for sale

+ Add to report

The Mowbray, Borough Road, Sunderland, Tyne and Wear, SR1 1PS

NO LONGER ADVERTISED

Marketed from 10 May 2021 to 5 Aug 2021 (86 days) by Pattinson Estate Agents, Sunderland

Top Floor 1 Bed Apartment | City Centre Living | Open Plan Modern Living | Stunning Park, Garden ...

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £935 based on the analysis carried out by our letting team at **Let Property Management**.



£935 pcm

## 1 bedroom flat

Quarterbank Apartments, Sunderland, SR1

**CURRENTLY ADVERTISED**

Marketed from 16 Oct 2024 by OpenRent, London

+ Add to report



£900 pcm

## 1 bedroom apartment

The Chambers, St. Thomas Street, Sunderland

**NO LONGER ADVERTISED** **LET AGREED**






Marketed from 1 Aug 2024 to 13 Sep 2024 (43 days) by Hunters, Fulwell

+ Add to report

# 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**
-  Current term of tenancy: **2 years+**
-  Standard Tenancy Agreement In Place: **Yes**
-  Payment history: **On time for length of tenancy**
-  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.



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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.



**LETPROPERTY**