

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Duncan Street,  
Sunderland,  
SR4

212011360

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





## Property Description

Our latest listing is in Duncan Street, Sunderland, SR4

Get instant cash flow of **£550** per calendar month with a **6.5%** Gross Yield for investors.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return

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



Duncan Street,  
Sunderland,  
SR4

212011360



## Property Key Features

**3 bedrooms**

**1 bathroom**

**Good Condition**

**Spacious Lounge**

**Factor Fees: TBC**

**Ground Rent: £2 per year**

**Lease Length: freehold**

**Current Rent: £550**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £101,000 and borrowing of £75,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 101,000.00

25% Deposit	£25,250.00
SDLT Charge	£3,030
Legal Fees	£1,000.00
<b>Total Investment</b>	<b>£29,280.00</b>

# 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.



<b>Returns Based on Rental Income</b>	<b>£550</b>
Mortgage Payments on £75,750.00 @ 5%	<b>£315.63</b>
Est. Building Cover (Insurance)	<b>£15.00</b>
Approx. Factor Fees	<b>TBC</b>
Ground Rent	<b>£0.16</b>
Letting Fees	<b>£55.00</b>
<b>Total Monthly Costs</b>	<b>£385.79</b>
<b>Monthly Net Income</b>	<b>£164.22</b>
<b>Annual Net Income</b>	<b>£1,970.58</b>
<b>Net Return</b>	<b>6.73%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,084.98**  
Adjusted To

Net Return                      **7.12%**

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

Annual Net Income      **£1,947.90**  
Adjusted To

Net Return                      **6.65%**

# 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 £99,950.



## 3 bedroom terraced house for sale

+ Add to report

Cossack Terrace, Sunderland, Tyne and Wear, SR4

NO LONGER ADVERTISED **SOLD STC**

Marketed from 9 Feb 2024 to 7 Aug 2024 (180 days) by YOUR MOVE Chris Stonock, Sunderland



## 3 bedroom cottage for sale

+ Add to report

Ancona Street, Pallion, Sunderland

NO LONGER ADVERTISED **SOLD STC**

Marketed from 12 Jun 2024 to 18 Oct 2024 (128 days) by Hunters, Fulwell

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.



£750 pcm

3 bedroom terraced house

+ Add to report

Wareness Street, Pallion, Sunderland

NO LONGER ADVERTISED

LET AGREED

Marketed from 12 Feb 2024 to 19 Mar 2024 (35 days) by Safe & Secure Properties, Houghton Le Spring



£725 pcm

3 bedroom cottage

+ Add to report

Merle Terrace, Sunderland, SR4

NO LONGER ADVERTISED






LET AGREED

Marketed from 11 Jul 2024 to 30 Jul 2024 (18 days) by Hackett Property, Sunderland

# 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: **5 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.



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

Duncan Street, Sunderland,  
SR4

212011360

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**