

LET PROPERTY PACK

INVESTMENT INFORMATION

Duncan Street, Sunderland, SR4

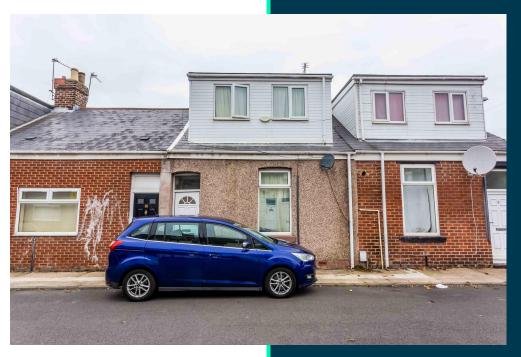
212011360











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...









3 bedrooms

1 bathroom

Good Condition

Spacious Lounge

Factor Fees: TBC

Ground Rent: £2 per year

Lease Length: freehold

Current Rent: £550

Duncan Street, Sunderland, SR4

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Lounge









Kitchen







Bedrooms









Bathroom





Exterior









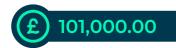
Initial Outlay





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



25% Deposit **£25,250.00**

SDLT Charge £3,030

Legal Fees £1,000.00

Total Investment £29,280.00

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.

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

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



£90,000

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



+ 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



Current term of tenancy: 5 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.





Interested in this property investment?

Call us on **0141 478 0985**



Duncan Street, Sunderland, SR4

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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.

