

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Garfield Street,  
Sunderland, SR4

210646692

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





## Property Description

Our latest listing is in Garfield Street, Sunderland, SR4

Get instant cash flow of **£460** per calendar month with a **7.4%** Gross Yield for investors.

This property has a potential to rent for **£639** which would provide the investor a Gross Yield of **10.2%** if the rent was increased to market rate.

**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...



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## Property Key Features

**2 Bedrooms**

**1 Bathrooms**

**Spacious Lounge**

**Modern Kitchen**

**Factor Fees: TBC**

**Ground Rent: TBC**

**Lease Length: freehold**

**Current Rent: £460**

**Market Rent: £639**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £75,000.00 and borrowing of £56,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 75,000.00

25% Deposit	£18,750.00
SDLT Charge	£2,250
Legal Fees	£1,000.00
Total Investment	£22,000.00

# Projected Investment Return



The monthly rent of this property is currently set at £460 per calendar month but the potential market rent is



£ 639

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	£460	£639
Mortgage Payments on £56,250.00 @ 5%	<b>£234.38</b>	
Est. Building Cover (Insurance)	<b>£15.00</b>	
Approx. Factor Fees	<b>TBC</b>	
Ground Rent	<b>TBC</b>	
Letting Fees	<b>£46.00</b>	<b>£63.90</b>
<b>Total Monthly Costs</b>	<b>£295.38</b>	<b>£313.28</b>
<b>Monthly Net Income</b>	<b>£164.63</b>	<b>£325.73</b>
<b>Annual Net Income</b>	<b>£1,975.50</b>	<b>£3,908.70</b>
<b>Net Return</b>	<b>8.98%</b>	<b>17.77%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **£2,630.70**

Net Return **11.96%**

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

Annual Net Income Adjusted To **£2,783.70**

Net Return **12.65%**

# 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 £185,000.



**£185,000**

## 2 bedroom apartment for sale

+ Add to report

Orchard Court, Fulwell, Sunderland

**NO LONGER ADVERTISED**

Marketed from 27 Jul 2023 to 3 Nov 2023 (99 days) by Hunters, Fulwell



**£150,000**

## 2 bedroom flat for sale

+ Add to report

Fordfield Road, Sunderland SR4

**CURRENTLY ADVERTISED**

Marketed from 17 Oct 2022 by GET AN OFFER, Worthing

# 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

## 2 bedroom terraced house

+ Add to report

Edwin Street, Sunderland, Tyne and Wear, SR4

NO LONGER ADVERTISED

LET AGREED

Marketed from 23 Aug 2024 to 20 Sep 2024 (27 days) by ElliotLee, Rayners Lane



£675 pcm

## 2 bedroom terraced house

+ Add to report

Arlington Street, Sunderland

NO LONGER ADVERTISED

Marketed from 25 Apr 2024 to 8 May 2024 (13 days) by Letsafe, Tyne and Wear

# 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.



**LETPROPERTY**