

LET PROPERTY PACK

INVESTMENT INFORMATION

Lilac Street, Sunderland,
SR4

211156886

 www.letproperty.co.uk





Property Description

Our latest listing is in Lilac Street, Sunderland, SR4

Get instant cash flow of **£650** per calendar month with a **5.2%** Gross Yield for investors.

This property has a potential to rent for **£725** which would provide the investor a Gross Yield of **5.8%** 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...



Lilac Street, Sunderland,
SR4

211156886



Property Key Features

3 Bedrooms

1 Bathroom

Patio

Modern and Good Condition

Factor Fees: £0.00

Ground Rent: £0.00

Lease Length: Freehold

Current Rent: £650

Market Rent: £725

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £150,000.00 and borrowing of £112,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 150,000

25% Deposit	£37,500.00
SDLT Charge	4500
Legal Fees	£1,000.00
Total Investment	£43,000.00

Projected Investment Return



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

£ 725

Returns Based on Rental Income	£650	£725
Mortgage Payments on £112,500.00 @ 5%	£468.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£0.00	
Letting Fees	£65.00	£72.50
Total Monthly Costs	£548.75	£556.25
Monthly Net Income	£101	£169
Annual Net Income	£1,215	£2,025
Net Return	2.83%	4.71%

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.



Return **Stress Test** Analysis Report



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

Annual Net Income **£575**
Adjusted To

Net Return **1.34%**

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

Annual Net Income **-£225**
Adjusted To

Net Return **-0.52%**

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 £140,000.



£140,000

3 bedroom terraced house for sale

+ Add to report

Lilac Street, Sunderland, SR4

NO LONGER ADVERTISED SOLD STC

Marketed from 28 Feb 2023 to 21 Apr 2023 (52 days) by Bridgfords, Washington



£120,000

3 bedroom terraced house for sale

+ Add to report

Lilac Street, South Hylton, Sunderland

NO LONGER ADVERTISED SOLD STC

Marketed from 19 Jan 2022 to 19 Apr 2022 (90 days) by Peter Heron Residential Sales and Lettings, Sunderland

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £825 based on the analysis carried out by our letting team at **Let Property Management**.



£825 pcm

3 bedroom end of terrace house

+ Add to report

Southside Gardens, Sunderland, Tyne and Wear, SR4

NO LONGER ADVERTISED

LET AGREED

Marketed from 22 May 2024 to 12 Aug 2024 (82 days) by Let Direct NE Ltd, Gateshead



£625 pcm

3 bedroom terraced house

+ Add to report

Salisbury Street, Sunderland, Tyne And Wear, SR4

NO LONGER ADVERTISED






LET AGREED

Marketed from 22 Nov 2020 to 9 Mar 2022 (472 days) by A J P Property Services, Gateshead

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: **Within 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.



 www.letproperty.co.uk

Lilac Street, Sunderland, SR4

211156886

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