

LET PROPERTY PACK

INVESTMENT INFORMATION

LETPR@PERTY

St Marks Road, Sunderland, SR4 ¥ www.letproperty.co.uk





Property Description

Our latest listing is in St Marks Road, Sunderland, SR4

Get instant cash flow of £575 per calendar month with a 7.5% 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...







St Marks Road, Sunderland, SR4

212052478

2 bedrooms F 1 bathroom C Spacious Rooms L

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Good Condition

Property Key Features

Factor Fees: tbc Ground Rent: Freehold Lease Length: Freehold Current Rent: £575 Market Rent: £700 Lounge





Kitchen







Bedrooms

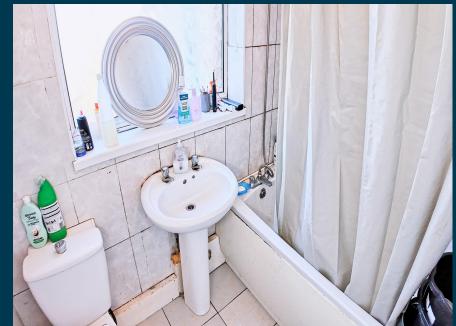




Bathroom







Exterior



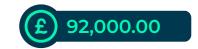






Figures based on assumed purchase price of £92,000 and borrowing of £69,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit	£23,000.00
SDLT Charge	£2,760
Legal Fees	£1,000.00
Total Investment	£26,760.00





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	£575
Mortgage Payments on £69,000.00 @ 5%	£287.50
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	ТВС
Ground Rent	Freehold
Letting Fees	£57.50
Total Monthly Costs	£360.00
Monthly Net Income	£215.00
Annual Net Income	£2,580.00
Net Return	9.64%

Return Stress Test Analysis Report





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

Annual Net Income **£2,530.00** Adjusted To

Net Return 9.45%

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

Annual Net Income **£2,550.00** Adjusted To

Net Return 9.53%

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 £119,950.





£110,000

Cheviot Street, Sunderland, Tyne and Wear, SR4

CURRENTLY ADVERTISED

Marketed from 18 Oct 2024 by YOUR MOVE Chris Stonock, Sunderland

+ Add to report



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



NO LONGER ADVERTISED LET AGREED

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



2 bedroom terraced house

Arlington Street, Sunderland

NO LONGER ADVERTISED

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







£675 pcm

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

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.



Current term of tenancy: 2 years +

Payment history: On time for length of tenancy





www.letproperty.co.uk

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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.

