

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Nora Street, Sunderland,  
SR4 7QW

212974373

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





## Property Description

Our latest listing is in Nora Street, Sunderland, SR4 7QW

This property has a potential to rent for **£800** which would provide the investor a Gross Yield of **7.0%** if the rent was increased to market rate.

**With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.**

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



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## Property Key Features

**3 bedrooms**

**2 bathrooms**

**Well Maintained Property**

**Easy Access to Local Amenities**

**Factor Fees: Freehold**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Market Rent: £800**

# Lounge

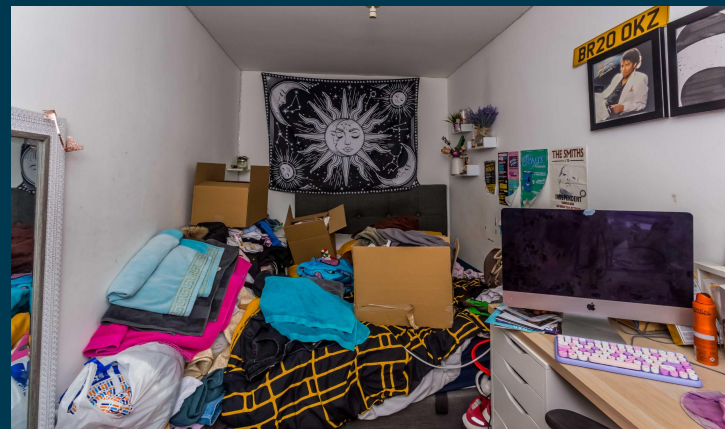
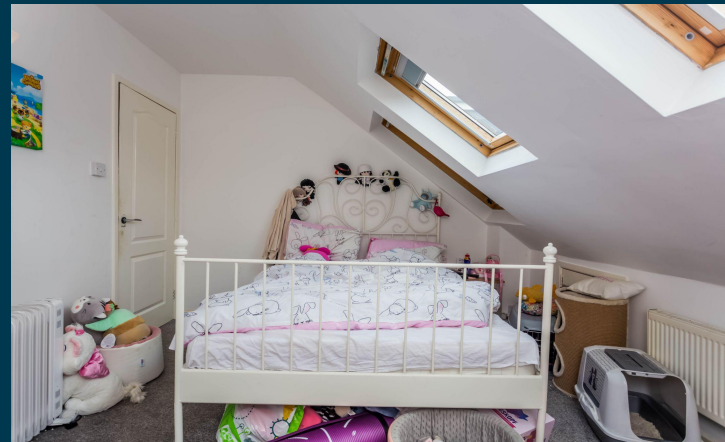




# Kitchen



# Bedrooms



# Bathroom





# Exterior







Figures based on assumed purchase price of £138,000.00 and borrowing of £103,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 138,000.00

25% Deposit	£34,500.00
SDLT Charge	£4,140
Legal Fees	£1,000.00
<b>Total Investment</b>	<b>£39,640.00</b>

# Projected Investment Return



The monthly rent of this property is currently set at £800 per calendar month



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>£800</b>
Mortgage Payments on £103,500.00 @ 5%	<b>£431.25</b>
Est. Building Cover (Insurance)	<b>£15.00</b>
Approx. Factor Fees	<b>Freehold</b>
Ground Rent	<b>Freehold</b>
Letting Fees	<b>£80.00</b>
<b>Total Monthly Costs</b>	<b>£526.25</b>
<b>Monthly Net Income</b>	<b>£273.75</b>
<b>Annual Net Income</b>	<b>£3,285.00</b>
<b>Net Return</b>	<b>8.29%</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 **£1,685.00**

Net Return **4.25%**

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

Annual Net Income Adjusted To **£1,215.00**

Net Return **3.07%**



# 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 £142,500.



£142,500

## 3 bedroom terraced house for sale

+ Add to report

Dunbar Street, High Barnes, Sunderland

CURRENTLY ADVERTISED SOLD STC

Marketed from 16 Nov 2024 by Good Life Homes Sales and Lettings, Sunderland

STUNNING 3 BEDROOM DOUBLE FRONTED COTTAGE ON ONE LEVEL | BEAUTIFUL INTERIOR WITH MODERN KITCHEN &



£139,950

## 3 bedroom terraced house for sale

+ Add to report

Chatsworth Street, Sunderland, Tyne and Wear, SR4

CURRENTLY ADVERTISED UNDER OFFER

Marketed from 12 Jul 2024 by Downen, Sunderland

3 BEDROOMS | 3 RECEPTION ROOMS | INVITING ENTRANCE | WELL APPOINTED KITCHEN | FREEHOLD | NO CHAIN

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £875 based on the analysis carried out by our letting team at **Let Property Management**.



£875 pcm

## 3 bedroom terraced house

+ Add to report

Humbledon Park, Sunderland, Tyne and Wear, SR3

NO LONGER ADVERTISED

LET AGREED

Marketed from 17 Jul 2024 to 29 Aug 2024 (42 days) by Downen, Sunderland

We are thrilled to bring to the rental market this Spacious three bedroom property in prime locat...



£820 pcm

## 3 bedroom terraced house

+ Add to report

Westwood St, Sunderland, SR4

NO LONGER ADVERTISED

Marketed from 8 May 2024 to 12 May 2024 (4 days) by OpenRent, London

No Agent Fees | Property Reference Number: 2079125

# 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 with in 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**