

LET PROPERTY PACK

INVESTMENT INFORMATION

Capetown Road,
Sunderland, SR5

215935438

 www.letproperty.co.uk





Property Description

Our latest listing is in Capetown Road, Sunderland, SR5

Get instant cash flow of **£600** per calendar month with a **6.6%** Gross Yield for investors.

This property has a potential to rent for **£673** which would provide the investor a Gross Yield of **7.4%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected 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...



Capetown Road,
Sunderland, SR5

215935438



Property Key Features

2 bedroom

1 bathroom

Spacious Room

Parking Space Available

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £600

Market Rent: £673

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £109,000.00 and borrowing of £81,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 109,000.00

25% Deposit £27,250.00

SDLT Charge £5,450

Legal Fees £1,000.00

Total Investment £33,700.00

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.



The monthly rent of this property is currently set at £600 per calendar month but the potential market rent is

£ 673

Returns Based on Rental Income	£600	£673
Mortgage Payments on £81,750.00 @ 5%	£340.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£60.00	£67.30
Total Monthly Costs	£415.63	£422.93
Monthly Net Income	£184.38	£250.08
Annual Net Income	£2,212.50	£3,000.90
Net Return	6.57%	8.90%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,654.90**
Adjusted To

Net Return **4.91%**

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

Annual Net Income **£1,365.90**
Adjusted To

Net Return **4.05%**

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 £125,000.



£125,000

2 bedroom semi-detached house for sale

Clovelly Square, Hylton Castle, Sunderland SR5

NO LONGER ADVERTISED

Marketed from 18 Jan 2023 to 18 Jan 2023 by Hunters, Fulwell

+ Add to report



£110,000

2 bedroom semi-detached house for sale

Castleford Road, Sunderland, SR5

CURRENTLY ADVERTISED

SOLD STC

Marketed from 11 Sep 2024 by Purplebricks, covering 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

2 bedroom semi-detached house

Castleford Road, Hylton Castle, Sunderland

CURRENTLY ADVERTISED

Marketed from 3 Apr 2025 by Carousel Estate Agents, Gateshead

+ Add to report



£725 pcm

2 bedroom terraced house

Bingley Street, Sunderland, Tyne And Wear, SR5

NO LONGER ADVERTISED

LET AGREED

Marketed from 16 Oct 2024 to 29 Nov 2024 (43 days) by Key4Lets LTD, Sunderland

+ Add to report

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: **3 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.



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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.



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