

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Gray Road, Sunderland,  
SR2 8JE

221282948

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





## Property Description

Our latest listing is in Gray Road, Sunderland, SR2 8JE

This property has a potential to rent for **£672** which would provide the investor a Gross Yield of **8.96%** 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...



Gray Road, Sunderland,  
SR2 8JE

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## Property Key Features

**2 Bedrooms**

**2 Bathrooms**

**Ideal for First-Time Buyers**

**Well-kept Flat**

**Factor Fees: TBC**

**Ground Rent: TBC**

**Lease Length: 106 years**

**Market Rent: £672**



# Lounge



# Kitchen





# Bedrooms



# Bathroom





# Exterior







Figures based on assumed purchase price of £104,000.00 and borrowing of £78,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 104,000.00

25% Deposit	£26,000.00
SDLT Charge	£5,200
Legal Fees	£1,000.00
Total Investment	£32,200.00

# Projected Investment Return



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Returns Based on Rental Income	£672
Mortgage Payments on £78,000.00 @ 5%	£325.00
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	TBC
Letting Fees	£67.20
Total Monthly Costs	£407.20
Monthly Net Income	£264.80
Annual Net Income	£3,177.60
Net Return	9.87%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,833.60**  
Adjusted To

Net Return                      **5.69%**

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

Annual Net Income      **£1,617.60**  
Adjusted To

Net Return                      **5.02%**



# 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 £109,950.



£109,950

## 2 bedroom apartment for sale

+ Add to report

Thornholme Road, Thornhill, Sunderland, Tyne and Wear, SR2 7NR

NO LONGER ADVERTISED

Marketed from 14 Apr 2025 to 14 Apr 2025 by Pattinson Estate Agents, Sunderland

2 Bedroom first floor apartment | Walking distance to city centre | Desirable location | Allocate...



£106,000

## 2 bedroom apartment for sale

+ Add to report

Gray Road, Sunderland, Tyne and Wear, SR2

NO LONGER ADVERTISED

Marketed from 16 Sep 2024 to 23 Oct 2024 (36 days) by youngsRPS, Hexham

Stunning McCarthy Stone Development | One & Two Bedroom Apartments | Over 60's Retirement Living ...

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £685 based on the analysis carried out by our letting team at **Let Property Management**.



£685 pcm

## 2 bedroom flat

+ Add to report

Edward House, Sunderland, SR2

NO LONGER ADVERTISED

Marketed from 10 Nov 2024 to 24 Nov 2024 (14 days) by OpenRent, London

No Agent Fees | Students Can Enquire | Property Reference Number: 2289397



£675 pcm

## 2 bedroom apartment

+ Add to report

Ash Hill Court, Ashbrooke Crescent, Sunderland, SR2

NO LONGER ADVERTISED

LET AGREED

Marketed from 9 Oct 2024 to 2 Dec 2024 (54 days) by Hackett Property, Sunderland

SUPERBLY PRESENTED FIRST FLOOR APARTMENT | Council Tax Band B (students must provide an exemption...

# 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: **N/A**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**  
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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**