

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Brookland Road,  
Sunderland, SR4

224913666

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





## Property Description

Our latest listing is in Brookland Road, Sunderland, SR4

Get instant cash flow of **£1,090** per calendar month with a **9.5%** Gross Yield for investors.

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **10.1%** if the rent was increased to market rate.

**This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.**

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



Brookland Road,  
Sunderland, SR4

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## Property Key Features

**Portfolio of 2 flats (2 bedrooms)**

**1 bathroom**

**Spacious Rooms**

**Fully equipped modern Kitchen**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £1,090**

**Market Rent: £1,150**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £137,000.00 and borrowing of £102,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 137,000.00

25% Deposit	£34,250.00
SDLT Charge	£7,090
Legal Fees	£1,000.00
<b>Total Investment</b>	<b>£42,340.00</b>

# Projected Investment Return



The monthly rent of this property is currently set at £1,090 per calendar month but the potential market rent is

£ 1,150

Returns Based on Rental Income	£1,090	£1,150
Mortgage Payments on £102,750.00 @ 5%	£428.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£109.00	£115.00
<b>Total Monthly Costs</b>	<b>£552.13</b>	<b>£558.13</b>
<b>Monthly Net Income</b>	<b>£537.88</b>	<b>£591.88</b>
<b>Annual Net Income</b>	<b>£6,454.50</b>	<b>£7,102.50</b>
<b>Net Return</b>	<b>15.24%</b>	<b>16.77%</b>

Our industry leading letting agency **Let Property Management** 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      **£4,802.50**  
Adjusted To

Net Return                      **11.34%**

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

Annual Net Income      **£5,047.50**  
Adjusted To

Net Return                      **11.92%**

# 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	<p><b>4 bedroom terraced house for sale</b></p> <p>The Westlands, Barnes</p> <p>NO LONGER ADVERTISED <b>SOLD STC</b></p> <p>Marketed from 21 Jun 2022 to 19 Sep 2022 (89 days) by Andrew Craig, Sunderland</p>
 £110,000	<p><b>4 bedroom terraced house for sale</b></p> <p>Kayll Road, Sunderland</p> <p>NO LONGER ADVERTISED <b>SOLD STC</b></p> <p>Marketed from 27 Oct 2023 to 9 May 2024 (195 days) by Martin &amp; Co, Sunderland</p>

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,350 based on the analysis carried out by our letting team at **Let Property Management**.



**£1,350 pcm**

## 2 bedroom apartment

Cliffe Court, Sunderland

NO LONGER ADVERTISED

LET AGREED

Marketed from 18 Dec 2025 to 17 Feb 2026 (60 days) by Spire Vue, Sunderland



**£1,350 pcm**

## 2 bedroom apartment

Cliffe Court, Seaburn, Sunderland

NO LONGER ADVERTISED

Marketed from 13 Oct 2025 to 12 Jan 2026 (90 days) by Michael Hodgson, Sunderland



# Current Tenant Profile



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 within the last 2 years**

 Payment history: **Yes**

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**