

LET PROPERTY PACK

INVESTMENT INFORMATION

Rosslyn Mews, Sunderland,
SR4 7DA

204073659

 www.letproperty.co.uk





Property Description

Our latest listing is in Rosslyn Mews, Sunderland, SR4 7DA

Get instant cash flow of **£500** per calendar month with a **5.0%** Gross Yield for investors.

This property has a potential to rent for **£950** which would provide the investor a Gross Yield of **9.5%** if the rent was increased to market rate.

With long term tenants currently situated, a location that is accessible to various amenities and a good potential rental income, this property will be the perfect addition to an investors portfolio.

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



Rossllyn Mews,
Sunderland, SR4 7DA

204073659



Property Key Features

3 Bedroom

1 Bathroom

Three Piece Bathroom

Garden Grounds

Factor Fees: £0.00

Ground Rent: £0.00

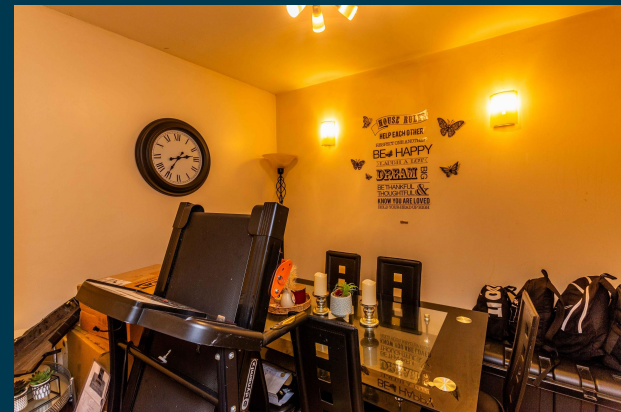
Current Rent: £500

Market Rent: £950

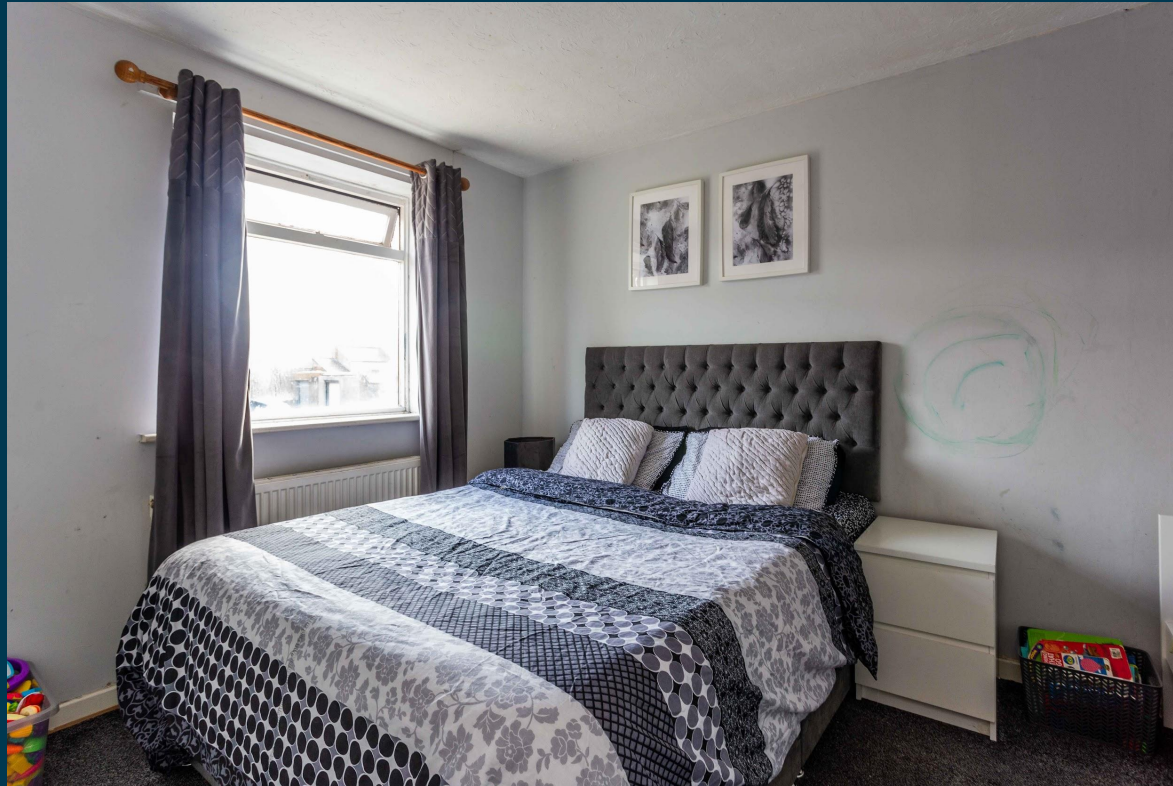
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £120,000.00 and borrowing of £90,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 120,000.00

25% Deposit	£30,000.00
SDLT Charge	£3,600
Legal Fees	£1,000.00
Total Investment	£34,600.00

Projected Investment Return



The monthly rent of this property is currently set at £500 per calendar month but the potential market rent is

£ 950

Returns Based on Rental Income	£500	£950
Mortgage Payments on £90,000.00 @ 5%	£375.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£0.00	
Letting Fees	£50.00	£95.00
Total Monthly Costs	£440.00	£485.00
Monthly Net Income	£60.00	£465.00
Annual Net Income	£720.00	£5,580.00
Net Return	2.08%	16.13%

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.



Return **Stress Test** Analysis Report



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

Annual Net Income **£3,680.00**
Adjusted To

Net Return **10.64%**

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

Annual Net Income **£3,780.00**
Adjusted To

Net Return **10.92%**

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 £135,000.



£135,000

3 bedroom terraced house for sale

RUTLAND STREET, MILLFIELD

+ Add to report

CURRENTLY ADVERTISED SOLD STC

3 BEDROOMS | TERRACE | GOOD LOCATION | GARAGE

SOLD PRICE HISTORY

4 Jun 2008	£108,000
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£115,000

3 bedroom terraced house for sale

Hylton Street, Sunderland, SR4

+ Add to report

NO LONGER ADVERTISED SOLD STC

Great Location | Three Bedrooms | Open Plan Living | Modern With Traditional Features | Courtyard

SOLD PRICE HISTORY

28 Apr 2023	£108,000
19 Sep 2014	£80,000



Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,000 based on the analysis carried out by our letting team at **Let Property Management**.



£1,000 pcm

3 bedroom terraced house

Hylton Street, Sunderland, SR4

+ Add to report

NO LONGER ADVERTISED

No Agent Fees | Students Can Enquire | Property Reference Number: 1587890

Marketed from 13 Jan 2023 to 20 Feb 2023 (37 days) by OpenRent, London



£900 pcm

3 bedroom terraced house

Broxbourne Terrace, Sunderland, Tyne and Wear, SR4

+ Add to report

NO LONGER ADVERTISED






Ideal Location | Two Reception Rooms | EPC Grade E | Council Tax Band A

SOLD PRICE HISTORY

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: **5 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?

Make an offer or
book a viewing

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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