


LET PROPERTY PACK

INVESTMENT INFORMATION

The Strand, Sunderland,
SR3

209000527

 www.letproperty.co.uk





Property Description

Our latest listing is in The Strand, Sunderland, SR3

Get instant cash flow of **£550** per calendar month with a **4.4%** Gross Yield for investors.

This property has a potential to rent for **£610.00** which would provide the investor a Gross Yield of **4.9%** if the rent was increased to market rate.

With a tenant currently situated. A space that has been kept in good condition and a potential rental income that can ensure fantastic returns, this property will make for a rewarding addition to an investor's portfolio.

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



The Strand, Sunderland,
SR3

209000527



Property Key Features

2 Bedroom

1 Bathroom

Lounge and Kitchen

Garden Ground Space

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 964 years

Current Rent: £550

Market Rent: £610

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £118,650.00 and borrowing of £88,987.50 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 118,650.00

25% Deposit	£29,662.50
SDLT Charge	£5,933
Legal Fees	£ 1,000.00
Total Investment	£36,595.00

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 £550 per calendar month but the potential market rent is

£ 610

Returns Based on Rental Income	£550	£610.00
Mortgage Payments on £88,987.50 @ 5%	£370.78	
Est. Building Cover (Insurance)	£ 15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£55.00	£61.00
Total Monthly Costs	£440.78	£446.78
Monthly Net Income	£109.22	£163.22
Annual Net Income	£ 1,310.63	£1,958.63
Net Return	3.58%	5.35%

Return Stress Test Analysis Report



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

Annual Net Income	£738.63
Adjusted To	
Net Return	2.02%

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

Annual Net Income	£178.87
Adjusted To	
Net Return	0.49%

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 £155,000.00.



£157,950

2 bedroom semi-detached house for sale

Norfolk Avenue, Silksworth, Sunderland

+ Add to report

NO LONGER ADVERTISED SOLD STC

Extended semi-detached home | Occupying a superb corner plot | NO UPWARD CHAIN
| 2 well proportio...

SOLD PRICE HISTORY

7 Oct 2022

£160,000

Marketed from 5 May 2022 to 7 Oct 2022 (155 days) by Peter Heron Residential Sales and Lettings,
Sunderland



£155,000

2 bedroom semi-detached bungalow for sale

Southwold Gardens, Silksworth, Sunderland

+ Add to report

CURRENTLY ADVERTISED

RARE 2 BEDROOM BUNGALOW | UPVC DOUBLE GLAZING & GCH | GARDENS TO
FRONT & REAR | EPC RATING D |...

SOLD PRICE HISTORY

22 Mar 1996

£49,250

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £610 based on the analysis carried out by our letting team at **Let Property Management**.



£625 pcm

2 bedroom semi-detached house

Appleby Road, Farringdon, Sunderland

+ Add to report

NO LONGER ADVERTISED LET AGREED

Attractive Extended Semi | Two Good Size Bedrooms | Well Presented Throughout | Delightful Garden...

SOLD PRICE HISTORY

12 Nov 2021	£84,950
28 Aug 2015	£70,000

Marketed from 12 Sep 2023 to 27 Oct 2023 (45 days) by Peter Heron Residential Sales and Lettings, Sunderland



£625 pcm

2 bedroom semi-detached house

Aldershot Square, Sunderland

+ Add to report

NO LONGER ADVERTISED

Semi Detached | 2 Beds | 1 Bathroom | Energy Rating : C | Unfurnished | Shower | Gas Central Heating

SOLD PRICE HISTORY

21 May 2009	£80,000
14 Oct 2005	£80,000
19 May 1998	£26,000

Marketed from 10 Jul 2023 to 7 Sep 2023 (59 days) by KDM Estates, Peterlee

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 within 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.



The Strand, Sunderland, SR3

209000527

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.

