

LET PROPERTY PACK

INVESTMENT INFORMATION

Borough Road,
Sunderland, SR1

210127637

 www.letproperty.co.uk





Property Description

Our latest listing is in Borough Road, Sunderland, SR1

Get instant cash flow of **£500** per calendar month with a **7.4%** Gross Yield for investors.

This property has a potential to rent for **£600** which would provide the investor a Gross Yield of **8.9%** if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition, and a rental income that ensures fantastic returns, this property will be a rewarding addition to an investor portfolio.

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



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Sunderland, SR1

210127637



Property Key Features

1 bedroom

1 bathroom

Well Maintained Property

**Convenient Local Transport
Links**

Factor Fees: TBC

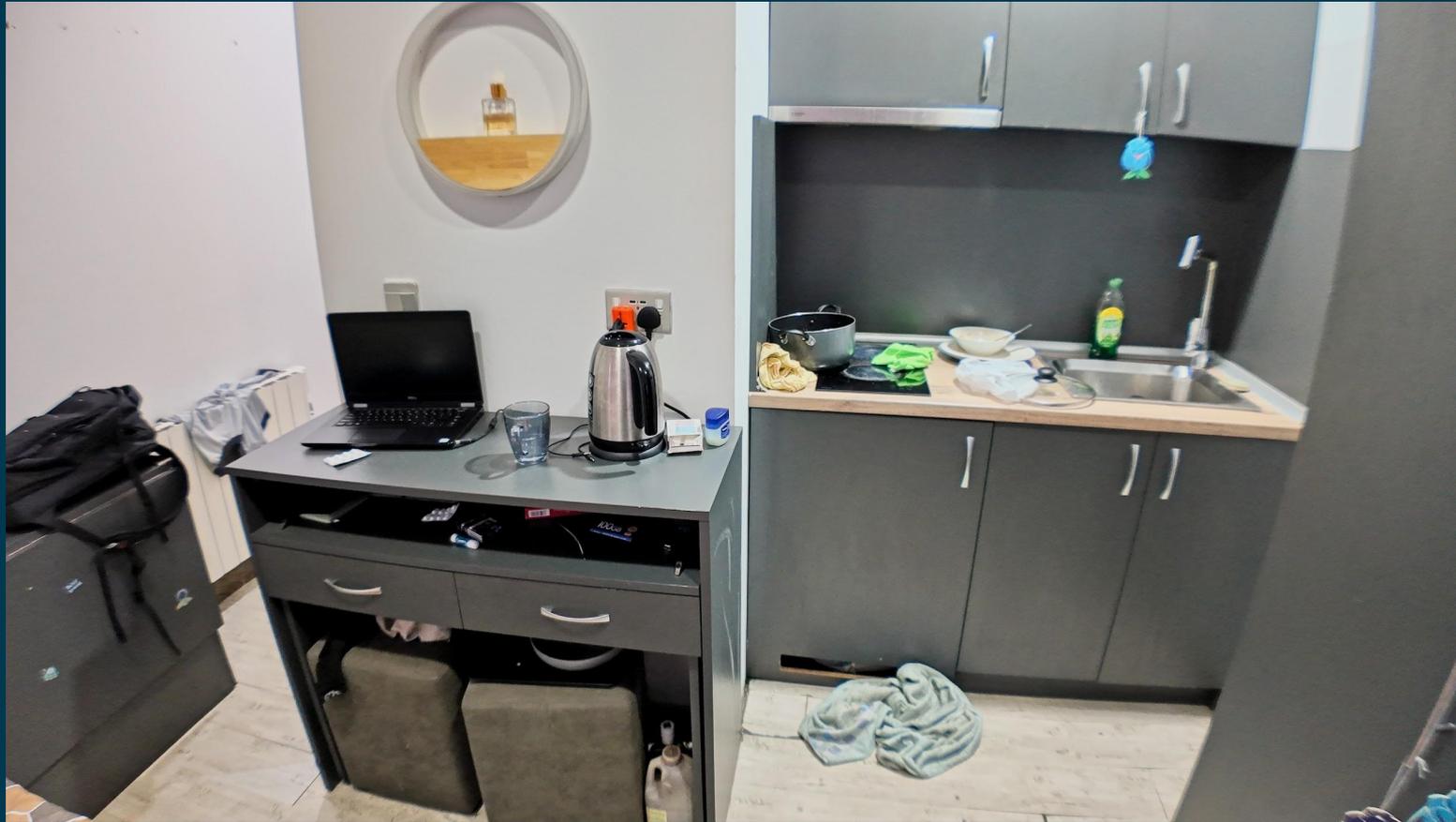
Ground Rent: £120.00

Lease Length: £250.00

Current Rent: £500

Market Rent: £600

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £81,000.00 and borrowing of £60,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 81,000.00

25% Deposit	£20,250.00
SDLT Charge	£2,430
Legal Fees	£1,000.00
Total Investment	£23,680.00

Projected Investment Return



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

£ 600

Returns Based on Rental Income	£500	£600
Mortgage Payments on £60,750.00 @ 5%	£253.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	£120.00	
Letting Fees	£50.00	£60.00
Total Monthly Costs	£438.13	£448.13
Monthly Net Income	£61.88	£151.88
Annual Net Income	£742.50	£1,822.50
Net Return	3.14%	7.70%

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 **£622.50**
Adjusted To

Net Return **2.63%**

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

Annual Net Income **£2,047.50**
Adjusted To

Net Return **8.65%**

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 £61,500.



£61,500

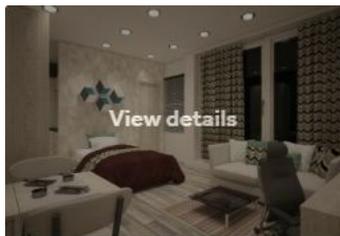
Studio apartment for sale

+ Add to report

711 Horizon, Borough Road, Sunderland

NO LONGER ADVERTISED

Marketed from 2 May 2023 to 6 Feb 2024 (279 days) by Residential Estates, Chester



View details

£60,000

Studio flat for sale

+ Add to report

HORIZON, Borough Road, Sunderland, Tyne And Wear, SR1

CURRENTLY ADVERTISED

Marketed from 2 Aug 2024 by Aspen Woolf Ltd, Leeds

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £650 based on the analysis carried out by our letting team at **Let Property Management**.



£650 pcm

Studio flat

+ Add to report

No 25 John Street Studios, City Centre, Sunderland, SR1

NO LONGER ADVERTISED

LET AGREED

Marketed from 27 Jun 2023 to 7 Aug 2023 (41 days) by Hackett Property, Sunderland



£650 pcm

Studio flat

+ Add to report

12-14 Park Lane, Sunderland, SR1

NO LONGER ADVERTISED

LET AGREED

Marketed from 23 Nov 2022 to 27 Feb 2023 (96 days) by Hackett Property, Sunderland

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.



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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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