

LET PROPERTY PACK

INVESTMENT INFORMATION

Brady Street, Sunderland,
SR4

210646731

 www.letproperty.co.uk





Property Description

Our latest listing is in Brady Street, Sunderland, SR4

Get instant cash flow of **£2,480** per calendar month with a **7.2%** Gross Yield for investors.

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 make for a rewarding addition to an investors portfolio.

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



Brady Street, Sunderland,
SR4

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Property Key Features

2 Bedrooms

1 Bathroom

Spacious Lounge

Modern Kitchen

Factor Fees: TBC

Ground Rent: TBC

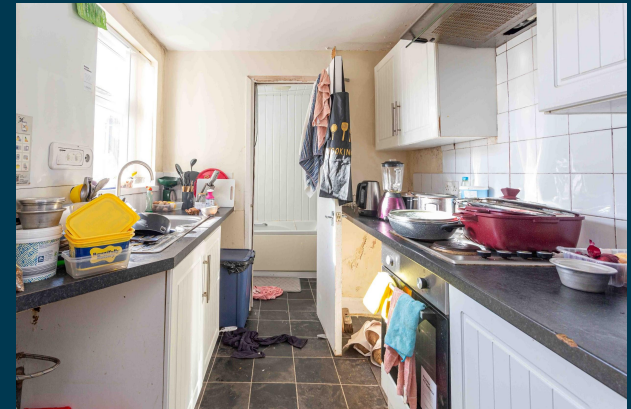
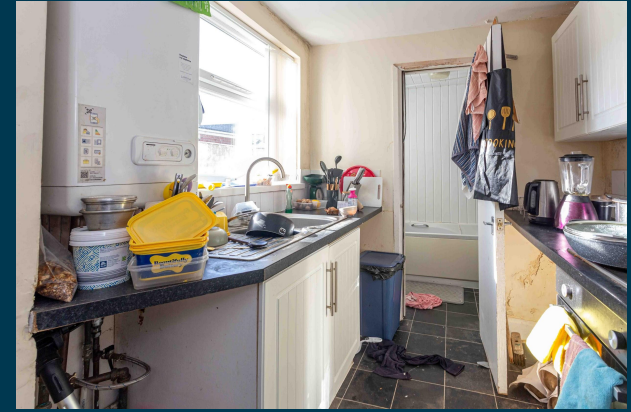
Lease Length: freehold

Current Rent: £2,480

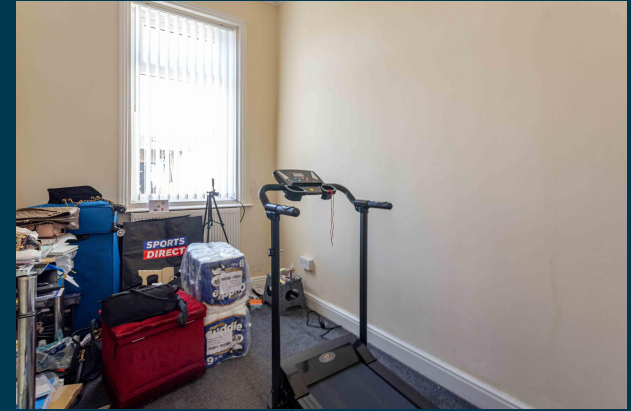
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £414,000.00 and borrowing of £310,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 414,000.00

25% Deposit	£103,500.00
SDLT Charge	£20,620
Legal Fees	£1,000.00
Total Investment	£125,120.00

Projected Investment Return



The monthly rent of this property is currently set at

 £ 2,480

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.



Returns Based on Rental Income	£2,480
Mortgage Payments on £310,500.00 @ 5%	£1,293.75
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	TBC
Letting Fees	£248.00
Total Monthly Costs	£1,556.75
Monthly Net Income	£923.25
Annual Net Income	£11,079.00
Net Return	8.85%

Return **Stress Test** Analysis Report



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

Annual Net Income **£6,119.00**
Adjusted To

Net Return **4.89%**

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

Annual Net Income **£4,869.00**
Adjusted To

Net Return **3.89%**

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 £75,000.



£75,000

2 bedroom terraced house for sale

+ Add to report

Brady Street, Sunderland, Tyne and Wear, SR4

CURRENTLY ADVERTISED

SOLD STC

Marketed from 12 Jul 2024 by YOUR MOVE Chris Stonock, Sunderland



£75,000

2 bedroom apartment for sale

+ Add to report

Brady Street, Sunderland

NO LONGER ADVERTISED

SOLD STC

Marketed from 24 Jul 2023 to 18 Jan 2024 (177 days) by Martin & Co, Sunderland

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.



£750 pcm

3 bedroom end of terrace house

+ Add to report

Brady Street, Sunderland, SR4

NO LONGER ADVERTISED

Marketed from 23 Aug 2023 to 4 Sep 2023 (12 days) by OpenRent, London



£650 pcm

3 bedroom cottage

+ Add to report

Brady Street, Pallion, Sunderland

NO LONGER ADVERTISED

Marketed from 10 Apr 2024 to 11 Apr 2024 by Michael Hodgson, 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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