

LET PROPERTY PACK

INVESTMENT INFORMATION

Whitchurch Road,
Sunderland, SR5

211827142

 www.letproperty.co.uk





Property Description

Our latest listing is in Whitchurch Road, Sunderland, SR5.

Get instant cash flow of **£650** per calendar month with a **7.5%** Gross Yield for investors.

This property has a potential to rent for **£673** which would provide the investor a Gross Yield of **7.8%** 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...



Whitchurch Road,
Sunderland, SR5

211827142



Property Key Features

2 bedrooms

1 bathroom

Spacious Room

Garden Ground Space

Factor Fees: TBC

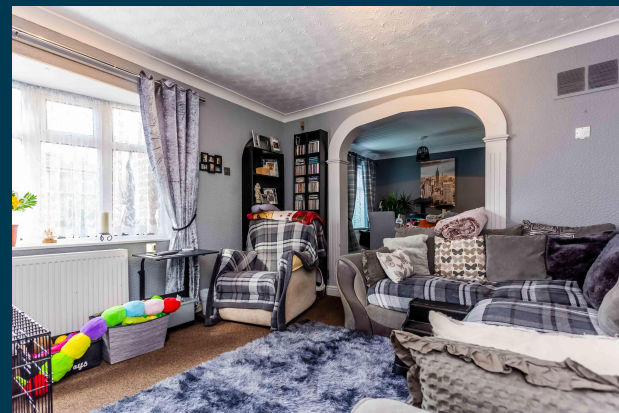
Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £650

Market Rent: £673

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £104,000.00 and borrowing of £78,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 104,000.00

25% Deposit	£26,000.00
SDLT Charge	£5,200
Legal Fees	£1,000.00
Total Investment	£32,200.00

Projected Investment Return



The monthly rent of this property is currently set at £650 per calendar month but the potential market rent is

£ 673



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	£650	£673
Mortgage Payments on £78,000.00 @ 5%	£325.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£65.00	£67.30
Total Monthly Costs	£405.00	£407.30
Monthly Net Income	£245.00	£265.70
Annual Net Income	£2,940.00	£3,188.40
Net Return	9.13%	9.90%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,842.40**
Adjusted To

Net Return **5.72%**

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

Annual Net Income **£1,628.40**
Adjusted To

Net Return **5.06%**

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 £130,000.



£130,000

3 bedroom semi-detached house for sale

+ Add to report

Wentbridge, Witherwack Sunderland

NO LONGER ADVERTISED

SOLD STC

Marketed from 23 Nov 2022 to 31 Mar 2023 (127 days) by Hunters, Fulwell



£125,000

3 bedroom semi-detached house for sale

+ Add to report

WENTBRIDGE, WITHERWACK, Sunderland North, SR5 5TF

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 31 Aug 2021 to 12 Nov 2021 (72 days) by Downen, Sunderland

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £673 based on the analysis carried out by our letting team at **Let Property Management**.



£750 pcm

2 bedroom semi-detached house

+ Add to report

Watford Close, Sunderland, SR5

NO LONGER ADVERTISED

Marketed from 31 Jul 2023 to 9 Aug 2023 (9 days) by OpenRent, London



£650 pcm

2 bedroom semi-detached house

+ Add to report

Westerham Close, Sunderland, Tyne And Wear, SR5

NO LONGER ADVERTISED

LET AGREED

Marketed from 12 Jul 2023 to 7 Aug 2024 (391 days) by Key4Lets LTD, 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**

 Current term of tenancy: **5 years+**

 Standard Tenancy Agreement In Place: **Yes**

 Payment history: **On time for length of tenancy**

 Fully compliant tenancy: **Yes**
Fully compliant tenancy including
EICR & Gas Safety in order

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.



www.letproperty.co.uk

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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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