


LET PROPERTY PACK

INVESTMENT INFORMATION

Dinsdale St Ryhope,
Sunderland, SR2

211973379

 www.letproperty.co.uk





Property Description

Our latest listing is in Dinsdale St Ryhope, Sunderland, SR2.

Get instant cash flow of **£845** per calendar month with a **8.0%** Gross Yield for investors.

This property has a potential to rent for **£1,143** which would provide the investor a Gross Yield of **10.9%** if the rent was increased to market rate.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

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



Dinsdale St Ryhope,
Sunderland, SR2

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Property Key Features

A Total of 2 Bedrooms

A Total of 2 Bathrooms

Shared Rear Yard

Large Garden

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £845

Market Rent: £1,143

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £126,000.00 and borrowing of £94,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 126,000.00

25% Deposit **£31,500.00**

SDLT Charge **£6,320**

Legal Fees **£1,000.00**

Total Investment £38,820.00

Projected Investment Return



The monthly rent of this property is currently set at £845 per calendar month but the potential market rent is

£ 1,143



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	£845	£1,143
Mortgage Payments on £94,500.00 @ 5%	£393.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£84.50	£114.30
Total Monthly Costs	£493.25	£523.05
Monthly Net Income	£351.75	£619.95
Annual Net Income	£4,221.00	£7,439.40
Net Return	10.87%	19.16%

Return **Stress Test** Analysis Report



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

Annual Net Income **£5,153.40**
Adjusted To

Net Return **13.28%**

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



Annual Net Income **£5,549.40**
Adjusted To

Net Return **14.30%**

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 £160,000.

 <p>£160,000</p>	<p>2 bedroom semi-detached house for sale</p> <p>Ellington Close, Ryhope, Sunderland, Tyne and Wear, SR2</p> <p>NO LONGER ADVERTISED UNDER OFFER</p> <p>Marketed from 24 Jul 2024 to 24 Feb 2025 (215 days) by Downen, Sunderland</p>	+ Add to report
 <p>£159,950</p>	<p>2 bedroom semi-detached house for sale</p> <p>Ellington Close, Ryhope, Sunderland</p> <p>CURRENTLY ADVERTISED</p> <p>Marketed from 28 Jan 2025 by Peter Heron Residential Sales and Lettings, Sunderland</p>	+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,350 based on the analysis carried out by our letting team at **Let Property Management**.



£1,350 pcm

4 bedroom detached house

+ Add to report

Woodham Drive

NO LONGER ADVERTISED

Marketed from 5 Sep 2024 to 19 Dec 2024 (105 days) by Cooperlets, Sunderland

Ryhope | Detached | Unfurnished Property | Large Garden | Off Street Parking Available | 4 Bedroo...



£1,100 pcm

3 bedroom semi-detached house

+ Add to report

Garesfield, Ryhope, Sunderland, Tyne and Wear, SR2 0EQ

NO LONGER ADVERTISED

Marketed from 3 Jul 2024 to 11 Jul 2024 (7 days) by Pattinson Estate Agents, 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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