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LET PROPERTY PACK

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INVESTMENT INFORMATION

Dinsdale St Ryhope, Sunderland, SR2

211973379

() www.letproperty.co.uk

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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...

LETPR[®]**PERTY**





Dinsdale St Ryhope, Sunderland, SR2

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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



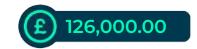






Figures based on assumed purchase price of £126,000.00 and borrowing of £94,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit	£31,500.00
SDLT Charge	£6,320
Legal Fees	£1,000.00
Total Investment	£38,820.00

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 £845 per calendar month but the potential market rent is



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	ТВС	
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%	<mark>19.16%</mark>



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.





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**.

	4 bedroom detached house + Add to report
	Woodham Drive
	NO LONGER ADVERTISED
£1,350 pcm	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





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

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.

Current term of tenancy: **Moved in** within the last 2 years

Payment history: On time for length of tenancy





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.

