

LET PROPERTY PACK

INVESTMENT INFORMATION

Finsbury Street, Sunderland, SR5

214145577











Property Description

Our latest listing is in Finsbury Street, Sunderland, SR5

Get instant cash flow of £550 per calendar month with a 6.4% Gross Yield for investors.

This property has a potential to rent for £580 which would provide the investor a Gross Yield of 6.8% if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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







Finsbury Street, Sunderland, SR5



Property Key Features

2 bedroom

1 bathroom

Spacious Room

Large Kitchen

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £550

Market Rent: £580

Lounge









Kitchen









Bedrooms









Bathroom







Exterior









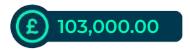
Initial Outlay





Figures based on assumed purchase price of £103,000.00 and borrowing of £77,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£25,750.00**

SDLT Charge £5,150

Legal Fees £1,000.00

Total Investment £31,900.00

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 £550 per calendar month but the potential market rent is

£	580

Returns Based on Rental Income	£550	£580
Mortgage Payments on £77,250.00 @ 5%	£321.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	ТВС	
Ground Rent	Freehold	
Letting Fees	£55.00	£58.00
Total Monthly Costs	£391.88	£394.88
Monthly Net Income	£158.13	£185.13
Annual Net Income	£1,897.50	£2,221.50
Net Return	5.95%	6.96%

Return Stress Test Analysis Report





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

Annual Net Income

£1,061.50

Adjusted To

Net Return

3.33%

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

Annual Net Income

£676.50

Adjusted To

Net Return

2.12%

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 £104,950.





2 bedroom terraced house for sale

+ Add to

Carley Road, Sunderland, SR5

NO LONGER ADVERTISED

Marketed from 16 Aug 2022 to 3 Oct 2022 (47 days) by GET AN OFFER, Worthing

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.



2 bedroom terraced house

2 bedroom terraced house

+ Add to report

+ Add to report

Southwick Road, Sunderland, Tyne and Wear, SR5

NO LONGER ADVERTISED

LET AGREED

Marketed from 19 Aug 2024 to 20 Sep 2024 (31 days) by Reeds Rains, Chester le Street





NO LONGER ADVERTISED

Southwick Road, Sunderland, Tyne and Wear, SR5

LET AGREED

Marketed from 15 Jan 2024 to 29 Jan 2024 (13 days) by YOUR MOVE Chris Stonock Lettings, Sunderland

£700 pcm

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: 2 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.







Call us on **0141 478 0985**



Finsbury Street, Sunderland, SR5



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.