

LET PROPERTY PACK

INVESTMENT INFORMATION

John Street, Sunderland,
SR1

217104852

 www.letproperty.co.uk





Property Description

Our latest listing is in John Street, Sunderland, SR1

Get instant cash flow of **£700** per calendar month with a **10.7%** Gross Yield for investors.

This property has a potential to rent for **£724** which would provide the investor a Gross Yield of **11.1%** 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...



John Street, Sunderland,
SR1

217104852



Property Key Features

2 bedrooms

1 bathroom

Well Maintained Property

Three Piece Bathroom

Factor Fees: 200 PM

Ground Rent: £8.00

Lease Length: 70 years

Current Rent: £700

Market Rent: £724

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £78,200.00 and borrowing of £58,650.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 78,200.00

25% Deposit £19,550.00

SDLT Charge £3,910

Legal Fees £1,000.00

Total Investment £24,460.00

Projected Investment Return



The monthly rent of this property is currently set at £700 per calendar month but the potential market rent is

£ 724



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	£700	£724
Mortgage Payments on £58,650.00 @ 5%	£244.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	200 PM	
Ground Rent	£8.00	
Letting Fees	£70.00	£72.40
Total Monthly Costs	£337.38	£339.78
Monthly Net Income	£362.63	£384.23
Annual Net Income	£4,351.50	£4,610.70
Net Return	17.79%	18.85%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,162.70**
Adjusted To

Net Return **12.93%**

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


Annual Net Income **£3,533.70**
Adjusted To

Net Return **14.45%**

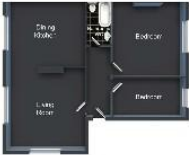
Sale Comparables Report




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 £79,950.



£79,950



 [View floor plan](#)

2 bedroom apartment for sale



[+ Add to report](#)

Borough Road, City, Sunderland

NO LONGER ADVERTISED

Marketed from 14 Nov 2023 to 9 Jul 2024 (237 days) by Michael Hodgson, Sunderland

Apartment | City Centre | 2 Bedrooms | Living Room | Kitchen | No Onward Chain | Parking Bay | EP...

 Sold price history:	View
20/03/2007	£140,000
 EPC:	View

(Approx.) Sqft: **840 sq ft** Price (£) per sqft: **£95.23**



£78,500

2 bedroom apartment for sale

[+ Add to report](#)

Hawksley House, Sunderland, City Centre, John Street, SR1

NO LONGER ADVERTISED

Marketed from 15 Nov 2022 to 16 Feb 2023 (93 days) by Hackett Property, 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

2 bedroom apartment

+ Add to report

John Street, City Centre, Sunderland, SR1

NO LONGER ADVERTISED

Marketed from 11 Apr 2025 to 24 Apr 2025 (12 days) by Hackett Property, Sunderland

TWO BEDROOM SECOND FLOOR APARTMENT | Council Tax Band B (students must provide an exemption) | Da...

Sold price history:

[View](#)

20/04/2017

£104,950

EPC:

[View](#)

(Approx.) Sqft: **689 sq ft** Price (£) per sqft: **£1.09**



£750 pcm

2 bedroom apartment

+ Add to report

John Street, City Centre, SUNDERLAND, SR1

NO LONGER ADVERTISED

LET AGREED

Marketed from 24 Jul 2024 to 12 Sep 2024 (49 days) by Hackett Property, 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: **3 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.



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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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