

LET PROPERTY PACK

INVESTMENT INFORMATION

John Street, Sunderland,
SR1

 www.letproperty.co.uk





Property Description

Our latest listing is in John Street, Sunderland, SR1

Get instant cash flow of **£650** per calendar month with a **11.3%** Gross Yield for investors.

This property has a potential to rent for **£700** which would provide the investor a Gross Yield of **12.2%** 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



Property Key Features

1 bedroom

1 bathroom

Well Maintained Property

Three Piece Bathroom

Factor Fees: 200 PM

Ground Rent: tbc

Lease Length: 70 years

Current Rent: £650

Market Rent: £700

Lounge



Kitchen



Bedrooms



Bathroom





Figures based on assumed purchase price of £69,000.00 and borrowing of £51,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 69,000.00

25% Deposit £17,250.00

SDLT Charge £3,450

Legal Fees £1,000.00

Total Investment £21,700.00

Projected Investment Return



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

£ 700



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	£700
Mortgage Payments on £51,750.00 @ 5%	£215.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	200 PM	
Ground Rent	tbc	
Letting Fees	£65.00	£70.00
Total Monthly Costs	£295.63	£300.63
Monthly Net Income	£354.38	£399.38
Annual Net Income	£4,252.50	£4,792.50
Net Return	19.60%	22.09%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,392.50**
Adjusted To

Net Return **15.63%**

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

Annual Net Income **£3,757.50**
Adjusted To

Net Return **17.32%**

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 £75,000.



£75,000

1 bedroom apartment for sale

[+ Add to report](#)

The Athenaeum, Fawcett Street, Sunderland, SR1

CURRENTLY ADVERTISED

Marketed from 1 Apr 2025 by Downen, Sunderland

ONE BEDROOM | EN-SUITE BATHROOM | SPERATE W/C | OPEN PLAN LOUNGE / KITCHEN | NO ONWARD CHAIN | C...

Sold price history:

[View](#)

15/04/2004

£140,000



£74,950

1 bedroom apartment for sale

[+ Add to report](#)

West Sunnyside, City Centre, Sunderland

CURRENTLY ADVERTISED

Marketed from 16 Apr 2025 by Michael Hodgson, Sunderland

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £795 based on the analysis carried out by our letting team at **Let Property Management**.



£795 pcm

1 bedroom flat

+ Add to report

Quarterbank Apartments, Sunderland, SR1

CURRENTLY ADVERTISED

Marketed from 11 Mar 2025 by OpenRent, London

No Agent Fees | Students Can Enquire | Bills Included | Property Reference Number: 2414520

Sold price history:

View

01/05/2020

£390,000



£780 pcm

1 bedroom apartment

+ Add to report

John Street, Sunderland, Tyne and Wear, SR1

CURRENTLY ADVERTISED

Marketed from 13 Feb 2025 by Ben Charles, Durham

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.



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John Street, Sunderland, SR1

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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