

LET PROPERTY PACK

INVESTMENT INFORMATION

Ryhope Road, Sunderland,
SR2 0AH

220849890

 www.letproperty.co.uk





Property Description

Our latest listing is in Ryhope Road, Sunderland, SR2 0AH

Get instant cash flow of **£500** per calendar month with a **12.0%** Gross Yield for investors.

This property has a potential to rent for **£689** which would provide the investor a Gross Yield of **16.54%** if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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



Ryhope Road,
Sunderland, SR2 0AH

220849890



Property Key Features

1 Bedroom

1 Bathroom

Communal Private Parking

Easy Access to Local Amenities

Factor Fees: £240 pm

Ground Rent: £23 pm

Lease Length: 104 years

Current Rent: £500

Market Rent: £689

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £58,000.00 and borrowing of £43,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 58,000.00

25% Deposit	£14,500.00
SDLT Charge	£2,900
Legal Fees	£1,000.00
Total Investment	£18,400.00

Projected Investment Return



The monthly rent of this property is currently set at £500 per calendar month but the potential market rent is

£ 689



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Returns Based on Rental Income	£500	£689
Mortgage Payments on £43,500.00 @ 5%	£181.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£240.00	
Ground Rent	£23.00	
Letting Fees	£50.00	£68.90
Total Monthly Costs	£509.25	£528.15
Monthly Net Income	-£9.25	£160.85
Annual Net Income	-£111.00	£1,930.20
Net Return	-0.60%	10.49%

Return **Stress Test** Analysis Report



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

Annual Net Income **£552.20**
Adjusted To

Net Return **3.00%**

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

Annual Net Income **£1,336.20**
Adjusted To

Net Return **7.26%**

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 £69,950.



£69,950

1 bedroom flat for sale

+ Add to report

Grey Terrace, Ryhope Village, Sunderland

NO LONGER ADVERTISED

Marketed from 16 May 2023 to 24 Feb 2025 (649 days) by Peter Heron Residential Sales and Lettings, Sunderland

First floor apartment | Neatly Presented Throughout | 1 Bedroom | Living Room | Modern Kitchen & ...



£65,000

1 bedroom apartment for sale

+ Add to report

Sanford Court, Ashbrooke

CURRENTLY ADVERTISED

Marketed from 15 Jul 2025 by Retirement Homeseach, North England & Scotland

Residents' lounge | Communal Laundry | 24/7 emergency call system | Security door entry system | ...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £725 based on the analysis carried out by our letting team at **Let Property Management**.



£725 pcm

1 bedroom flat

+ Add to report

Thornhill Park, Sunderland, SR2

NO LONGER ADVERTISED

Marketed from 25 Feb 2025 to 14 Mar 2025 (17 days) by OpenRent, London

No Agent Fees | Property Reference Number: 2398992



£695 pcm

1 bedroom flat

+ Add to report

Grange Crescent, Sunderland

NO LONGER ADVERTISED

LET AGREED

Marketed from 31 Jul 2024 to 19 Sep 2024 (50 days) by Hunters Sunderland, Sunderland

One bedroom top floor apartment | Available Immediately | Open plan living room with modern fitte...

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: **4 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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