

# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Ryhope Road, Sunderland, SR2 OAH

220849890











## **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 OAH



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

220849890

# Lounge

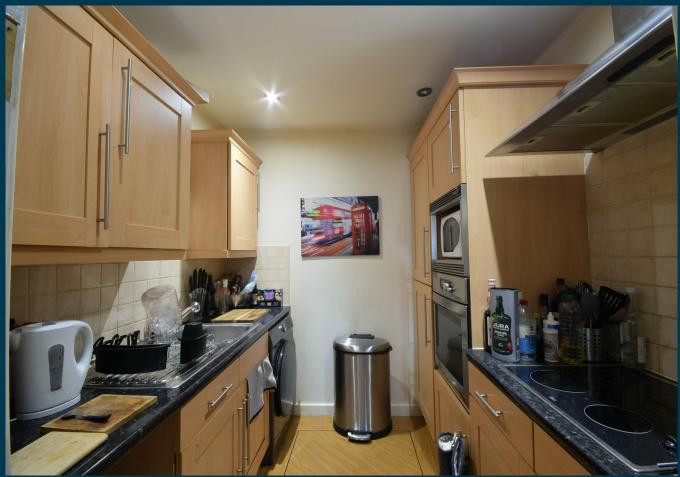






# Kitchen





## **Bedrooms**







# Bathroom





# Exterior





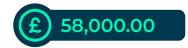
## **Initial Outlay**





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**



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



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%

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

## 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

£65,000

#### 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 & ...



#### 1 bedroom apartment for sale

+ Add to report

Sanford Court, Ashbrooke

#### CURRENTLY ADVERTISED

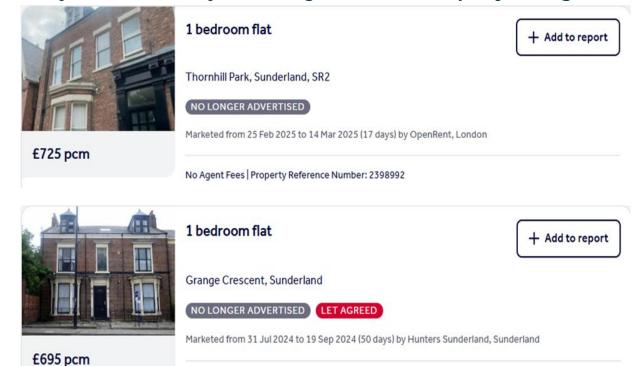
Marketed from 15 Jul 2025 by Retirement Homesearch, North England & Scotland

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**.



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.





# Interested in this property investment?

Call us on **0141 478 0985** 



Ryhope Road, Sunderland, SR2 0AH



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.