

LET PROPERTY PACK

INVESTMENT INFORMATION

Ravenscourt Road,
Sunderland, SR5 5EW

217783228

 www.letproperty.co.uk





Property Description

Our latest listing is in Ravenscourt Road, Sunderland, SR5 5EW

This property has a potential to rent for **£708** which would provide the investor a Gross Yield of **8.5%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect 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...



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Property Key Features

2 Bedrooms

1 Bathroom

Ideal for First-Time Buyers

Private Driveway Parking

Private Front and Rear Gardens

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £708

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £115,000.00 and borrowing of £86,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 115,000.00

25% Deposit	£28,750.00
SDLT Charge	£5,750
Legal Fees	£1,000.00
Total Investment	£35,500.00

Projected Investment Return



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



Returns Based on Rental Income	£708
Mortgage Payments on £86,250.00 @ 5%	£359.38
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£70.80
Total Monthly Costs	£445.18
Monthly Net Income	£262.83
Annual Net Income	£3,153.90
Net Return	8.88%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,737.90**
Adjusted To

Net Return **4.90%**

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

Annual Net Income **£1,428.90**
Adjusted To

Net Return **4.03%**

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 £130,000.



£130,000

2 bedroom semi-detached house for sale

+ Add to report

Rosemount, South Hylton, Sunderland

CURRENTLY ADVERTISED

SOLD STC

Marketed from 21 Aug 2025 by Michael Hodgson, Sunderland

Semi Detached House | 2 Bedrooms | Living Room | Kitchen / Dining Room | Lovely Property | Viewin...



£129,950

2 bedroom semi-detached house for sale

+ Add to report

Don View, East Boldon

NO LONGER ADVERTISED

SOLD STC

Marketed from 13 Aug 2024 to 14 Dec 2024 (122 days) by Andrew Craig, Boldon

Popular Location Close To Shops, Bus Links and Shops | Sold With No Onward Chain ! | Spacious Liv...

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 semi-detached house

Hindmarch Drive, West Boldon, East Boldon

NO LONGER ADVERTISED

LET AGREED

Marketed from 1 Aug 2025 to 1 Sep 2025 (30 days) by My Property Box, Darlington

Two Bedroom | On Street Parking | Spacious Living | Large Garden | Great Location

+ Add to report



£725 pcm

2 bedroom semi-detached house

Castleford Road, Hylton Castle, Sunderland

NO LONGER ADVERTISED

LET AGREED

Marketed from 3 Apr 2025 to 16 Jun 2025 (73 days) by Carousel Estate Agents, Gateshead

SEMI DETACHED HOUSE | TWO DOUBLE BEDROOMS | FITTED KITCHEN | SEPERATE DINING | MODERN BATHROOM |...

+ Add to report

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: **N/A**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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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