

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Revelstoke Road,  
Sunderland, SR5 5EP

220934696

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Revelstoke Road, Sunderland, SR5 5EP

Get instant cash flow of **£600** per calendar month with a **6.86%** Gross Yield for investors.

This property has a potential to rent for **£715** which would provide the investor a Gross Yield of **8.17%** if the rent was increased to market rate.

**With tenants 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...



Revelstoke Road,  
Sunderland, SR5 5EP

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## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**On-Street Parking**

**Private Front and Rear Gardens**

**Factor Fees: TBC**

**Ground Rent: Freehold**

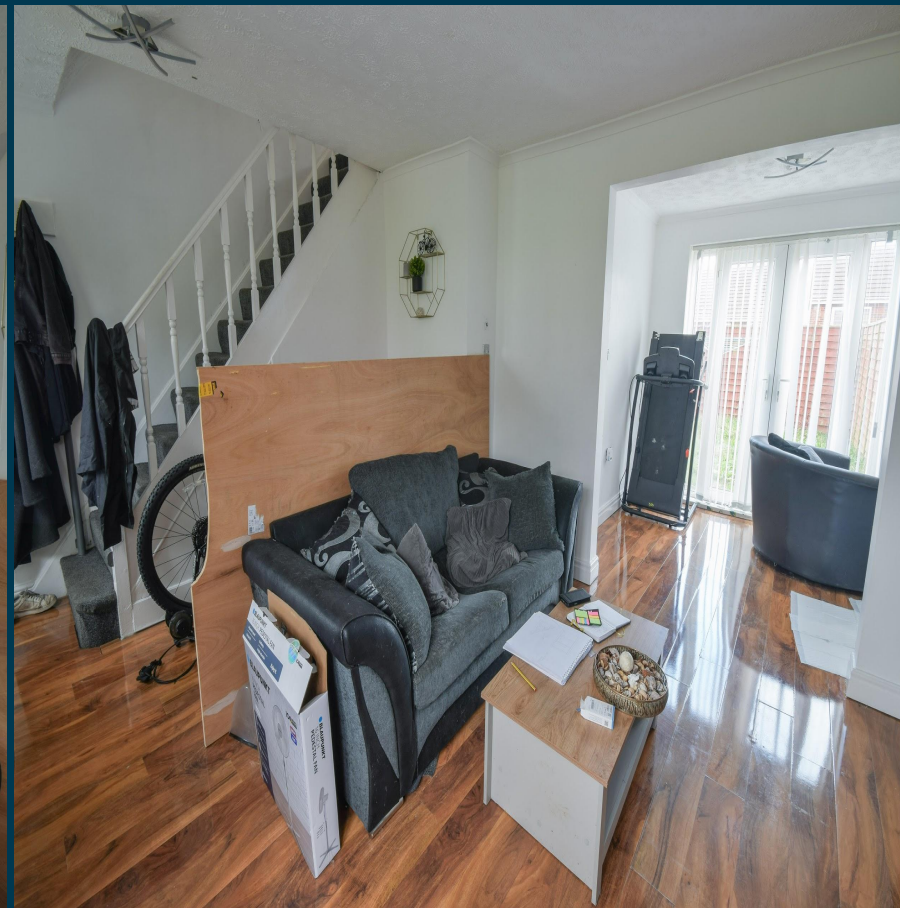
**Lease Length: Freehold**

**Current Rent: £600**

**Market Rent: £715**



# Lounge



# Kitchen





# Bedrooms



# Bathroom





# Exterior







Figures based on assumed purchase price of £121,000.00 and borrowing of £90,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 121,000.00

|                  |            |
|------------------|------------|
| 25% Deposit      | £30,250.00 |
| SDLT Charge      | £6,050     |
| Legal Fees       | £1,000.00  |
| Total Investment | £37,300.00 |

# Projected Investment Return



The monthly rent of this property is currently set at £600 per calendar month but the potential market rent is

£ 715



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



| Returns Based on Rental Income       | £600      | £715      |
|--------------------------------------|-----------|-----------|
| Mortgage Payments on £90,750.00 @ 5% | £378.13   |           |
| Est. Building Cover (Insurance)      | £15.00    |           |
| Approx. Factor Fees                  | TBC       |           |
| Ground Rent                          | Freehold  |           |
| Letting Fees                         | £60.00    | £71.50    |
| Total Monthly Costs                  | £453.13   | £464.63   |
| Monthly Net Income                   | £146.88   | £250.38   |
| Annual Net Income                    | £1,762.50 | £3,004.50 |
| Net Return                           | 4.73%     | 8.05%     |

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,574.50**  
Adjusted To

Net Return                      **4.22%**

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

Annual Net Income      **£1,189.50**  
Adjusted To

Net Return                      **3.19%**



# 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 £125,000.



£125,000

## 2 bedroom semi-detached house for sale

+ Add to report

Forest Road, Sunderland, Tyne and Wear, SR4

NO LONGER ADVERTISED

SOLD STC

Marketed from 31 Aug 2024 to 21 Feb 2025 (174 days) by YOUR MOVE Chris Stonock, Sunderland

Excellent First Time Buy | Modern Throughout | Great Size Rear Garden | Driveway | EPC Rating B |...



£124,950

## 2 bedroom semi-detached house for sale

+ Add to report

Hainford Close, Havelock Park

NO LONGER ADVERTISED

SOLD STC

Marketed from 7 Apr 2025 to 26 Sep 2025 (171 days) by Andrew Craig, Sunderland

Semi Detached Home On A Quiet Cul De Sac | Available For Sale With No Chain Involved | Kitchen / ...

# 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

Lichfield Road, Sunderland, SR5

CURRENTLY ADVERTISED

LET AGREED

Marketed from 14 Jul 2025 by ElliotLee, Rayners Lane

TWO BEDROOMS | SEMI DETACHED | GARDENS FRONT AND REAR | CLOSE TO LOCAL AMENITIES | KITCHEN/DINER ...

+ Add to report



£725 pcm

## 2 bedroom semi-detached house

Cheltenham Road, Sunderland, Tyne and Wear, SR5

CURRENTLY ADVERTISED

Marketed from 14 Aug 2025 by YOUR MOVE Chris Stonock Lettings, Sunderland

Available Now | Two Double Bedrooms | Modern Kitchen and Bathroom | Unfurnished | EPC Rating D | ...

+ Add to report

# Current Tenant Profile



We've created a tenant profile report to showcase the current agreement of occupancy in place with this property.



Tenancy Agreement in place: **Yes**



Standard Tenancy Agreement In Place: **Yes**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including  
EICR & Gas Safety in order



Current term of tenancy: **Moved in within the last 2 years**



Payment history: **On time for length of tenancy**

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.



**LETPROPERTY**