

# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Park Terrace, Sunderland, SR5

220096601











## **Property Description**

Our latest listing is in Park Terrace, Sunderland, SR5

Get instant cash flow of £450 per calendar month with a 8.4% Gross Yield for investors.

This property has a potential to rent for £734 which would provide the investor a Gross Yield of 13.8% if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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







Park Terrace, Sunderland, SR5



# Property Key Features

2 bedroom

1 bathroom

**Spacious Rooms** 

**Good condition** 

**Factor Fees: TBC** 

Ground Rent: £3.00 pm

Lease Length: 962 years

**Current Rent: £450** 

Market Rent: £734

220096601

# Lounge







# Kitchen





## **Bedrooms**









# Bathroom





## **Exterior**







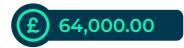
## **Initial Outlay**





Figures based on assumed purchase price of £64,000.00 and borrowing of £48,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **ASSUMED PURCHASE PRICE**



25% Deposit **£16,000.00** 

SDLT Charge £3,200

Legal Fees £1,000.00

Total Investment £20,200.00

### **Projected Investment Return**





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

The monthly rent of this property is currently set at £450 per calendar month but the potential market rent is



| Returns Based on Rental Income       | £450      | £734      |
|--------------------------------------|-----------|-----------|
| Mortgage Payments on £48,000.00 @ 5% | £200.00   |           |
| Est. Building Cover (Insurance)      | £15.00    |           |
| Approx. Factor Fees                  | ТВС       |           |
| Ground Rent                          | £3.00     |           |
| Letting Fees                         | £45.00    | £73.40    |
| Total Monthly Costs                  | £263.00   | £291.40   |
| Monthly Net Income                   | £187.00   | £442.60   |
| Annual Net Income                    | £2,244.00 | £5,311.20 |
| Net Return                           | 11.11%    | 26.29%    |

## Return Stress Test Analysis Report





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

Annual Net Income

£3,843.20

**Adjusted To** 

Net Return

19.03%

If Interest Rates increased by 2% (from 5% to 7%)

Annual Net Income

£4,387.20

Adjusted To

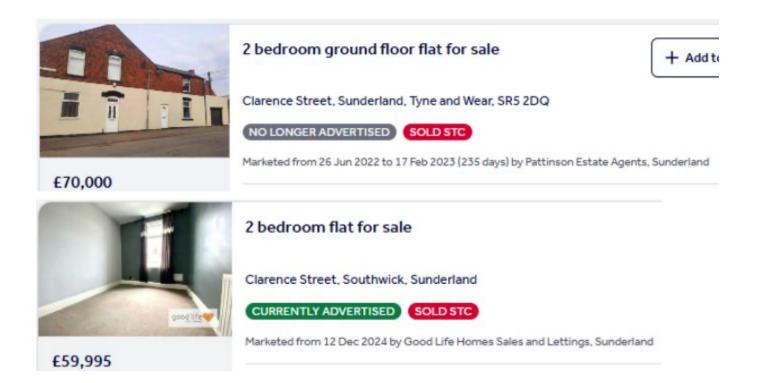
Net Return

21.72%

## 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 £70,000.



## Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



#### 2 bedroom apartment

Goschen Street, Southwick, Sunderland, Tyne & Wear, SR5 2LR

CURRENTLY ADVERTISED

LET AGREED

Marketed from 15 Sep 2025 by Pattinson Estate Agents, Sunderland

£850 pcm



#### 2 bedroom flat

Lyndhurst Terrace, Sunderland, Tyne And Wear, SR4

CURRENTLY ADVERTISED

LET AGREED

Marketed from 1 Sep 2025 by A J P Property Services, Gateshead

£750 pcm

#### **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



Current term of tenancy: **moved** within the last 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.





# Interested in this property investment?

Call us on **0141 478 0985** 



Park Terrace, Sunderland, SR5



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.