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# PROPERTY INVESTMENT SCHEDULE

Apt 30 St Michaels Gray Rd ,  
Sunderland,  
SR2 8JU

# PROPERTY DETAILS

Apt 30 St Michaels, Gray Road,  
Sunderland,  
SR2 8JU

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OFFERS OVER  
£100,000

Sell Your Tenanted Property are delighted to bring to market this 3- bedroom flat situated in the sought after area of Sunderland

**Type Of Home**

Flat

**Tenure**

Leasehold

**Rent**

£550/PCM

**Returns**

£6,600

**Yield**

6.6%

**Bedrooms**

3

**Bathrooms**

1

**Reception**

1

**Area Sqft**

715



# PROPERTY IMAGES





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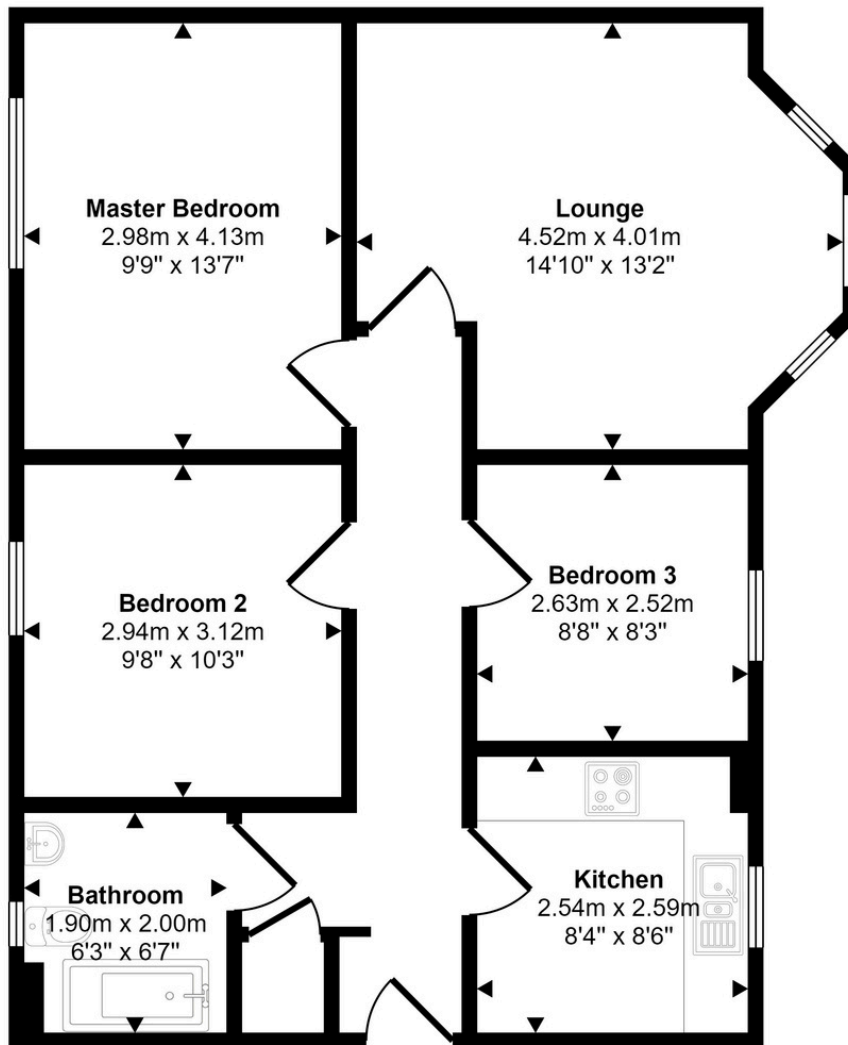


# PROPERTY IMAGES



# FLOOR PLAN

Approx Gross Internal Area  
66 sq m / 715 sq ft



Floorplan

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

# INVESTMENT SUMMARY

The next 4 pages are a projection of the potential return on your investment

We have looked at the potential returns in 4 different scenarios.  
First at the current rent. Secondly at the potential rent.

For each of those 2 rental figures, we then looked at the return if:

1. You purchased with cash outright.
2. You put down a 25% deposit & borrowed 75% (75% LTV)

We also looked at the historic increase in value of property in the area.  
We then used the historic performance to show the potential future increase over the next 5 years based on the current market value.

- Page 8 – Current annual rent returns for a cash purchase.
- Page 9 - Potential annual rent returns for a cash purchase & for 75% LTV purchase.
- Page 10 – Historic increase in value & potential future increase in value. Within the area.
- Page 11 – Combined potential rental & potential increase in value: to give a Total Potential Return - over 5 years



# RETURN AT CURRENT RENT

## £550/PCM

Cash Purchase Investment/ Current Return = **5.1% Yeild**

### Investment

House Purchase Price	£100,000
LBTT	£3,000
Legal Fees	£1000
Total Investment	£104,000

### Income

Annual Income	£6,600
Less Mortgage Int	£0
Service Charges & Ground Rent	£1,440/year
Net Annual Income	£5,160

BTL Mortgage Investment/ Current Return = **5.64% Yeild**

25% Of Purchase Price	£25,000
LBTT	£3,000
Legal Fees	£1000
Total Investment	£29,000

Annual Income	£6,600
Less Mortgage Int	£3,750
Service Charges & Ground Rent	£1,440/year
Net Annual Income	£1,410

\*Assumed 25% deposit & BTL interest rate of 5%

# RETURN AT POTENTIAL RENT £750/PCM

Cash Purchase Investment/ Current Return = **7.2% Yeild**

## Investment

House Purchase Price	£100,000
LBTT	£3,000
Legal Fees	£1000
Total Investment	£104,000

## Income

Annual Income	£9,000
Less Mortgage	£0
Factor Fees	£1,440/year
Net Annual Income	£7,560

BTL Mortgage Investment/ Current Return = **13.1% Yeild**

## Investment

25% Of Purchase Price	£25,000
LBTT	£3,000
Legal Fees	£1000
Total Investment	£29,000

## Income

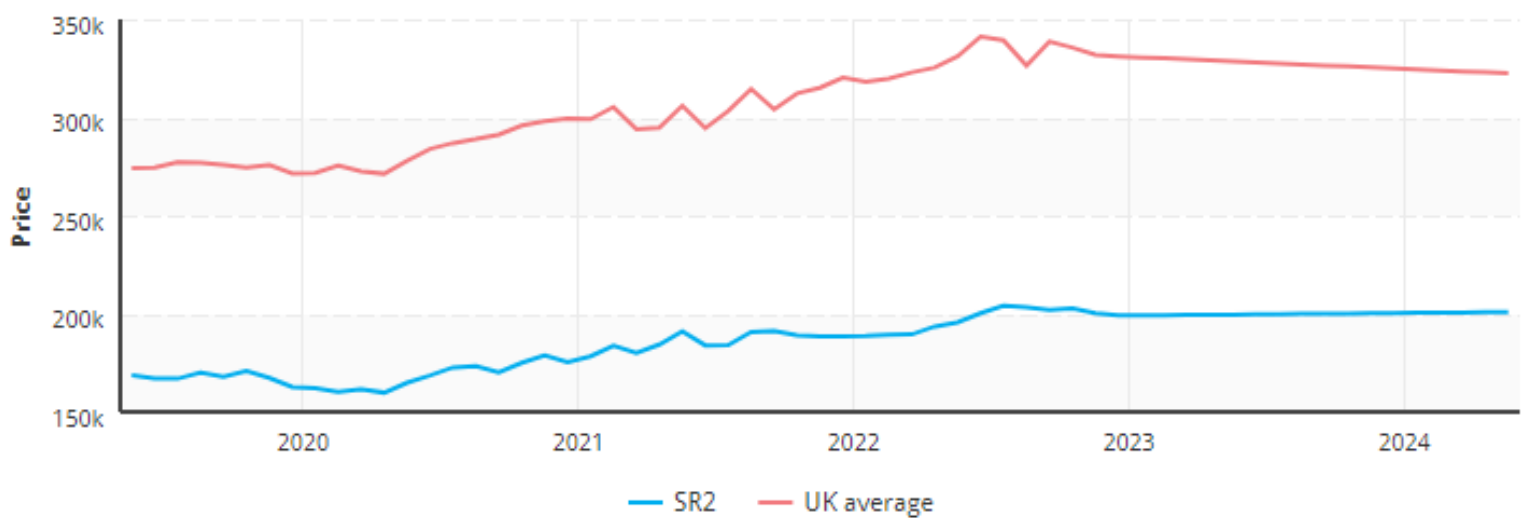
Potential Annual Income	£9,000
Less Mortgage Int	£3,750
Factor Fees	£1,440/year
Net Annual Income	£3,810

\*Assumed 25% deposit & BTL interest rate of 5%



# PROJECTED FUTURE VALUE

## House prices in the SR2 Area In The Last 5 Years



Historically, House prices in the SR2 area have risen by 20%

# TENANT POTENTIAL RETURN OVER 5 YEARS

**BASED ON THE POTENTIAL RENT**

## 5 Year Total Potential Return

Cash Purchase Investment/Potential Total Return **55%**

Cash Investment	£104,000
5 Year Income	£37,800
Potential Increase In Value (based off of CMV of £100k)	£20,000
House Price In 5 Years	£120,000 (very conservatively)
Total Potential Return	£57,800

BTL Mortgage Investment/Potential Total Return **134%**

Cash Investment	£29,000
5 Year Net Income	£19,050
Potential Increase In Value	£20,000
Total Potential Return	£39,050



# TENANT INFORMATION



Tenancy Agreement In Place



No Missed/ Late Rent Payments In Last 12 Months



Tenant Expected To Stay Long Term



Property Fully Compliant (EICR/ Gas Safety etc)

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# LOCAL SALES ACTIVITY

## Apartment 49, St. Michaels, Gray Road, Sunderland, Tyne And Wear SR2 8JU

3 bed, flat

**£82,950** 16 Feb 2024 Leasehold

£121,995 29 Sep 2006 Leasehold

No other historical records



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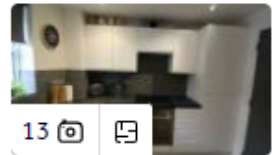
## Apartment 45, St. Michaels, Gray Road, Sunderland, Tyne And Wear SR2 8JU

2 bed, flat

**£95,000** 24 Nov 2023 Leasehold

£98,000 29 Aug 2008 Leasehold

No other historical records



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## Apartment 21, St. Michaels, Gray Road, Sunderland, Tyne And Wear SR2 8JU

2 bed, flat

**£94,000** 18 Nov 2022 Leasehold

£127,000 26 Aug 2005  
(New Build) Leasehold

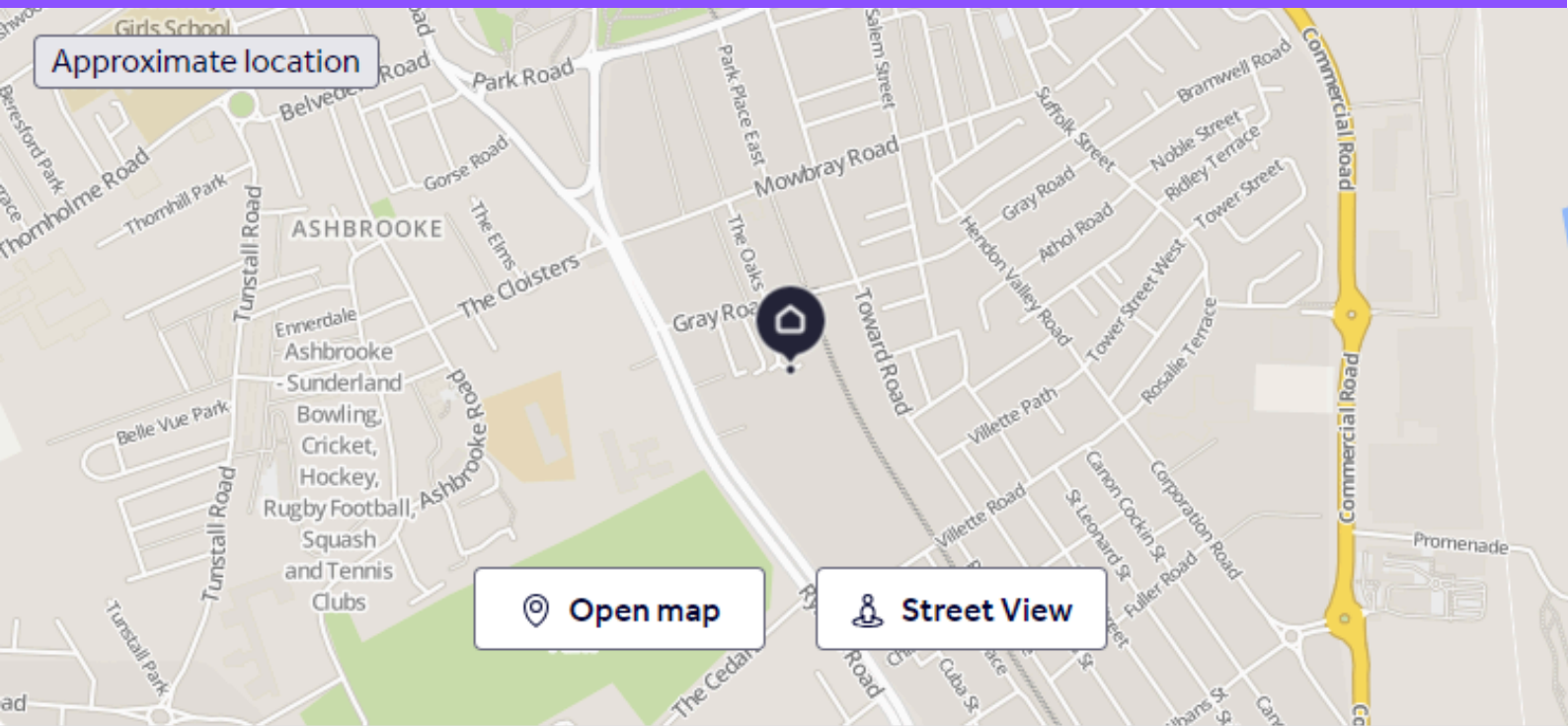
No other historical records



4 




# LOCAL SCHOOLS



 Stations

 Schools

## NEAREST SCHOOLS

- |   |           |
|---|-----------|
|  <b>Ashbrooke School</b><br>Independent School   Ofsted: Outstanding | 0.2 miles |
|  <b>Southmoor Academy</b><br>State School   Ofsted: Good             | 0.4 miles |
|  <b>Valley Road Academy</b><br>State School   Ofsted: Good           | 0.3 miles |
|  <b>Hudson Road Primary School</b><br>State School   Ofsted: Good    | 0.5 miles |

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# Contact Information



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