

LET PROPERTY PACK

INVESTMENT INFORMATION

Swan House, Gray Road,
Sunderland, SR2

228104254

 www.letproperty.co.uk





Property Description

Our latest listing is in Swan House, Gray Road, Sunderland, SR2

Get instant cash flow of **£685** per calendar month with a **9.1%** Gross Yield for investors.

This property has a potential to rent for **£1,065** which would provide the investor a Gross Yield of **14.2%** if the rent was increased to market rate.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

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



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Property Key Features

2 Bedrooms

2 Bathrooms

Spacious Rooms

Fully equipped modern Kitchen

Factor Fees: £132.00 pm

Ground Rent: £16.66 pm

Lease Length: 103 years

Current Rent: £685

Market Rent: £1,065

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £90,000.00 and borrowing of £67,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 90,000.00

25% Deposit	£22,500.00
SDLT Charge	£4,500
Legal Fees	£1,000.00
Total Investment	£28,000.00

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 £685 per calendar month but the potential market rent is

£ 1,065

Returns Based on Rental Income	£685	£1,065
Mortgage Payments on £67,500.00 @ 5%	£281.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£132.00	
Ground Rent	£16.66	
Letting Fees	£68.50	£106.50
Total Monthly Costs	£513.41	£551.41
Monthly Net Income	£171.59	£513.59
Annual Net Income	£2,059.08	£6,163.08
Net Return	7.35%	22.01%

Return **Stress Test** Analysis Report



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

Annual Net Income **£4,033.08**
Adjusted To

Net Return **14.40%**

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

Annual Net Income **£5,013.00**
Adjusted To

Net Return **17.90%**

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 £100,000.



2 bedroom apartment for sale

Swan House, Gray Road, Ashbrooke, Sunderland

CURRENTLY ADVERTISED **SOLD STC**

Marketed from 23 Dec 2025 by Peter Heron Residential Sales and Lettings, Sunderland

£100,000



2 bedroom flat for sale

Rowlandson Terrace, Sunderland, Tyne and Wear, SR2

NO LONGER ADVERTISED **SOLD STC**

Marketed from 13 Aug 2024 to 24 Jan 2025 (163 days) by YOUR MOVE Chris Stonock, Sunderland

£100,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,100 based on the analysis carried out by our letting team at **Let Property Management**.



£1,100 pcm

2 bedroom apartment

Mowbray Road, Ashbrooke, Sunderland

NO LONGER ADVERTISED

LET AGREED

Marketed from 13 Jul 2026 to 21 Jul 2026 (8 days) by Michael Hodgson, Sunderland



£950 pcm

2 bedroom detached house

Esplanade Mews, Sunderland, SR2

NO LONGER ADVERTISED

LET AGREED

Marketed from 13 Mar 2026 to 2 Jul 2026 (111 days) by The Good Estate Agent, National

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
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.



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