

LET PROPERTY PACK

INVESTMENT INFORMATION

Ailesbury Street,
Sunderland, SR4

227719675

 www.letproperty.co.uk





Property Description

Our latest listing is in Ailesbury Street, Sunderland, SR4

Get instant cash flow of **£650** per calendar month with a **9.2%** Gross Yield for investors.

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...



Ailesbury Street,
Sunderland, SR4

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Property Key Features

2 bedroom

1 bathroom

Spacious Rooms

Easy access to local amenities

Factor Fees: £0

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £650

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £85,000.00 and borrowing of £63,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 85,000.00

25% Deposit £21,250.00

SDLT Charge £4,250

Legal Fees £1,000.00

Total Investment £26,500.00

Projected Investment Return



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



Returns Based on Rental Income	£650
Mortgage Payments on £63,750.00 @ 5%	£265.63
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	FREEHOLD
Letting Fees	£65.00
Total Monthly Costs	£345.63
Monthly Net Income	£304.38
Annual Net Income	£3,652.50
Net Return	13.78%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,352.50**
Adjusted To

Net Return **8.88%**

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

Annual Net Income **£2,377.50**
Adjusted To

Net Return **8.97%**

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 £95,000.



£95,000

2 bedroom town house for sale

+ Add to report

FLINT ROAD, MILLFIELD, Sunderland South, SR4 6EG

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 15 Jul 2020 to 26 Oct 2021 (467 days) by Downen, Sunderland



£85,000

2 bedroom terraced house for sale

+ Add to report

Milton Street, Millfield, Sunderland

NO LONGER ADVERTISED

SOLD STC

Marketed from 30 Sep 2022 to 20 Jun 2023 (263 days) by Good Life Homes Sales and Lettings, Sunderland

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £825 pm based on the analysis carried out by our letting team at **Let Property Management**.



£825 pcm

2 bedroom cottage

Wolseley Terrace, High Barnes, Sunderland

NO LONGER ADVERTISED

Marketed from 27 Feb 2024 to 1 Mar 2024 (3 days) by Martin & Co, Sunderland

+ Add to report



£795 pcm

2 bedroom terraced house

Hutton Street, Sunderland, SR4

NO LONGER ADVERTISED

Marketed from 16 Aug 2024 to 28 Aug 2024 (12 days) by OpenRent, London

+ 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.



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