LET PROPERTY PACK

INVESTMENT INFORMATION

Offerton Street,
Sunderland, SR4

227660792

www.letproperty.co.uk

Property Description

Our latest listing is in Offerton Street, Sunderland, SR4

Get instant cash flow of **£595** per calendar month with a **8.4%** Gross Yield for investors.

This property has a potential to rent for **£643** which would provide the investor a Gross Yield of **9.1%** 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...

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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

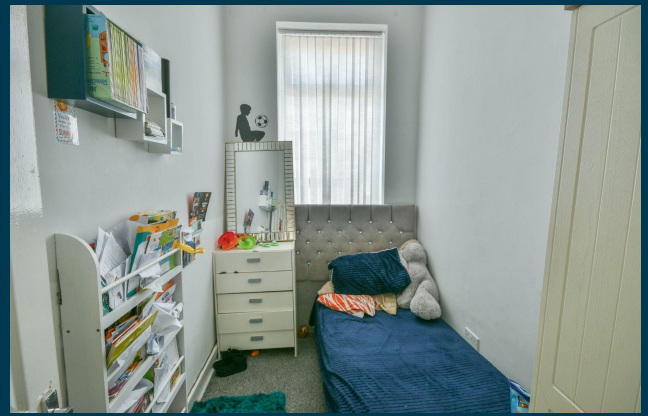
Current Rent: £595

Market Rent: £643

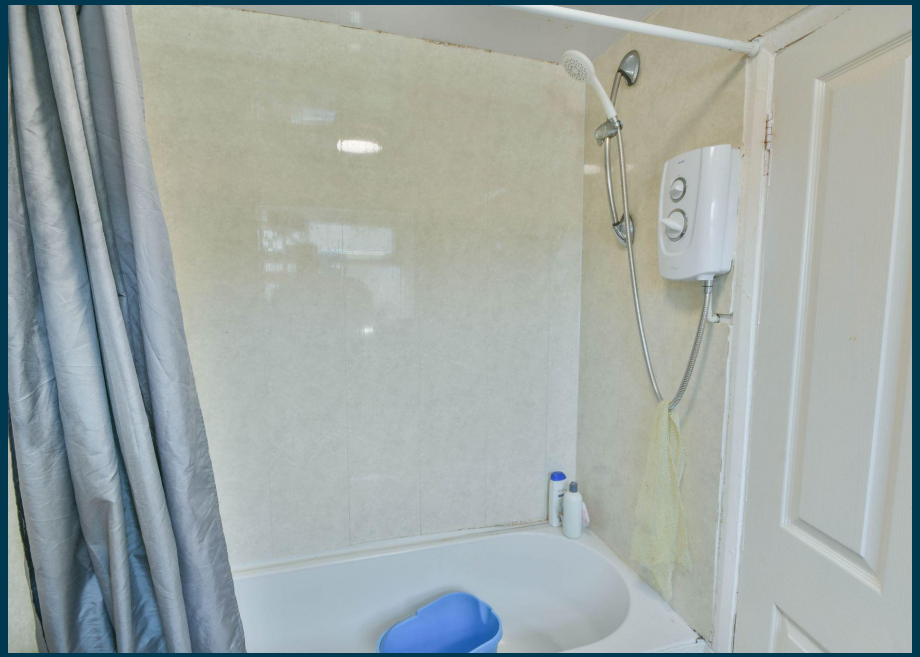
Lounge

Kitchen

Bedrooms



Bathroom



Exterior

Initial Outlay

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

The monthly rent of this property is currently set at £595 per calendar month but the potential market rent is £ 643

Returns Based on Rental Income	£595	£643
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	£59.50	£64.30
Total Monthly Costs	£340.13	£344.93
Monthly Net Income	£254.88	£298.08
Annual Net Income	£3,058.50	£3,576.90
Net Return	11.54%	13.50%

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

Return Stress Test Analysis Report

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

Annual Net Income Adjusted To	**£2,290.90**
Net Return	**8.64%**

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

Annual Net Income Adjusted To	**£2,301.90**
Net Return	**8.69%**

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 terraced house for sale

+ Add t

Ingleby Terrace, Sunderland, Tyne and Wear

NO LONGER ADVERTISED

Marketed from 14 May 2020 to 27 Jul 2020 (74 days) by Springbok Properties, Nationwide

£90,000

2 bedroom terraced house for sale

+ Add to

Wolseley Terrace, Sunderland, SR4

NO LONGER ADVERTISED

Marketed from 28 Sep 2022 to 28 Sep 2022 by Purplebricks, covering 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 terraced house

+ Add to

Earl Street, Sunderland, SR4

NO LONGER ADVERTISED | LET AGREED

Marketed from 16 Feb 2026 to 13 Mar 2026 (24 days) by The Good Estate Agent, National

£750 pcm

2 bedroom cottage

+ Add to

Eldon Street, Sunderland

CURRENTLY ADVERTISED

Marketed from 20 Jul 2026 by Andrew Craig, Sunderland

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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