

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Cairo St, Hendon,  
Sunderland SR2 8QH

222780510

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Cairo St, Hendon, Sunderland SR2 8QH

This property has a potential to rent for **£727** which would provide the investor a Gross Yield of **10.9%** 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...**



Cairo St, Hendon,  
Sunderland SR2 8QH

222780510



## Property Key Features

**2 bedrooms**

**2 bathrooms**

**Spacious Lounge**

**Well Equipped Kitchen**

**Factor Fees: £0**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Market Rent: £727**

# Lounge



# Kitchen



# Bedrooms



# Exterior





Outlay figures based on assumed cash purchase of £50,000.

## ASSUMED PURCHASE PRICE

£ 80,000

SDLT Charge	£4,000
Legal Fees	£1,000
Total Investment	£85,000

# Projected Investment Return



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



Returns Based on Rental Income	£727.00
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	Freehold
Letting Fees	£72.70
<b>Total Monthly Costs</b>	<b>£87.70</b>
<b>Monthly Net Income</b>	<b>£639.30</b>
<b>Annual Net Income</b>	<b>£7,671.60</b>
<b>Net Return</b>	<b>9.03%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£6,218**  
Adjusted To

Net Return                      **7.31%**

# 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 £80,000.



£80,000

## 2 bedroom end of terrace house for sale

+ Add to report

Villette Brooke Street, Sunderland, Tyne and Wear, SR2

NO LONGER ADVERTISED

Marketed from 29 Jul 2023 to 6 Jan 2026 (892 days) by Downen, Sunderland



£75,000

## 2 bedroom terraced house for sale

+ Add to report

St. Leonard Street, Sunderland, Tyne and Wear, SR2

NO LONGER ADVERTISED

Marketed from 28 Feb 2025 to 28 Feb 2025 by Downen, Sunderland

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.



£750 pcm

## 2 bedroom terraced house

Saint Leonard Street, Sunderland, SR2

NO LONGER ADVERTISED

Marketed from 3 Sep 2024 to 15 Sep 2024 (11 days) by OpenRent, London

+ Add to report



£745 pcm

## 2 bedroom terraced house

Saint Leonard Street, Sunderland, SR2

NO LONGER ADVERTISED


Marketed from 12 Sep 2025 to 14 Jan 2026 (124 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: **N/A**
-  Current term of tenancy: **N/A**
-  Standard Tenancy Agreement In Place: **N/A**
-  Payment history: **N/A**
-  Fully compliant tenancy: **N/A**  
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.



Cairo St, Hendon, Sunderland SR2 8QH

PROPERTY ID: 12345678

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.



**LETPROPERTY**