

LET PROPERTY PACK

INVESTMENT INFORMATION

Allendale Road
Sunderland, SR3

204108078

 www.letproperty.co.uk





Property Description

Our latest listing is in Allendale Road Sunderland, SR3

Get instant cash flow of **£525** per calendar month with a **7.4%** Gross Yield for investors.

This property has a potential to rent for **£700** which would provide the investor a Gross Yield of **9.9%** if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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



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Property Key Features

2 bedrooms

1 bathroom

Three Piece Bathroom

Garden Ground

Factor Fees: £0.00

Ground Rent: N/A

Lease Length: N/A

Current Rent: £525

Market Rent: £700

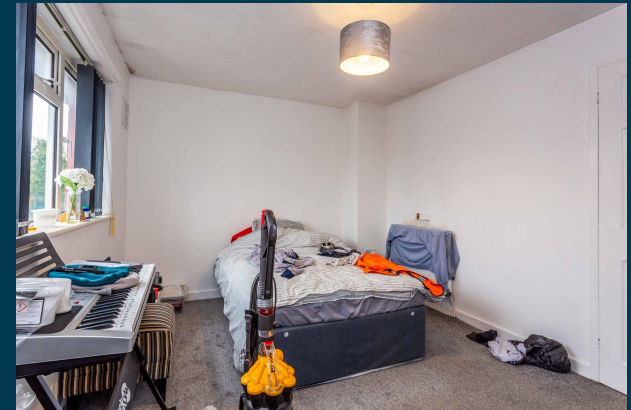
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £85,000 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	£2,550
Legal Fees	£1,000.00
Total Investment	£24,800.00

Projected Investment Return



The monthly rent of this property is currently set at £525 per calendar month but the potential market rent is

£ 700

Returns Based on Rental Income	£525	£700
Mortgage Payments on £63,750.00 @ 5%	£265.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	N/A	
Letting Fees	£52.50	£70.00
Total Monthly Costs	£333.13	£350.63
Monthly Net Income	£191.88	£349.38
Annual Net Income	£2,302.50	£4,192.50
Net Return	9.28%	16.91%

Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and 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 **£2,792.50**
Adjusted To

Net Return **11.26%**

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

Annual Net Income **£2,917.50**
Adjusted To

Net Return **11.76%**

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 £92,500.



£115,000

3 bedroom semi-detached house for sale

Allendale Road, Farringdon, Sunderland

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

FAMILY SIZE 3 BEDROOM SEMI-DETACHED HOME | NO CHAIN | LARGER STYLE WITH DRIVEWAY PARKING TO FRO...

SOLD PRICE HISTORY

12 Mar 2014	£92,500
11 Aug 2006	£96,000
22 Nov 2002	£50,000



£90,000

 Floorplan

2 bedroom semi-detached house for sale

Allendale Road, Sunderland, Tyne and Wear, SR3

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

Two Bedrooms | Modern Throughout | Spacious Rooms | Good Sized rear garden | Popular Location | C...

SOLD PRICE HISTORY

23 Jun 2021	£92,000
22 Jun 2018	£87,500
12 Dec 2014	£67,000

Marketed from 15 Oct 2020 to 23 Jun 2021 (250 days) by YOUR MOVE Chris Stonock, Sunderland

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.



£1,200 pcm

2 bedroom end of terrace house

Trewhitt Road, Heaton, Newcastle upon Tyne

+ Add to report

NO LONGER ADVERTISED LET AGREED

AVAILABLE MARCH 2024 **FURNISHED** **PRIVATE OUTSIDE SPACE** A stylish double-fronted terrace...

SOLD PRICE HISTORY



£1,150 pcm

2 bedroom town house

Henry Square, Shieldfield, Newcastle Upon Tyne, NE2

+ Add to report

NO LONGER ADVERTISED LET AGREED






Bills package available | Available: July 2024 | Double bedrooms | Contemporary lounge | Spacious...

SOLD PRICE HISTORY

Current Tenant Profile



As this property is currently tenanted, we've created a tenant profile report to showcase the current agreement of occupancy in place with this property.

-  Tenancy Agreement in place: **YES**
-  Current term of tenancy: **0-2 years**
-  Standard Tenancy Agreement In Place: **YES**
-  Payment history: **On time for length of tenancy**
-  Fully compliant tenancy: **YES**
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.



www.letproperty.co.uk

Allendale Road Sunderland, SR3

PROPERTY ID: 12345678

Interested in this
property investment?

Make an offer or
book a viewing

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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