

LET PROPERTY PACK

INVESTMENT INFORMATION

Cavalier Court, Doncaster,
DN4

208889292

 www.letproperty.co.uk





Property Description

Our latest listing is in Cavalier Court, Doncaster, DN4

Get instant cash flow of **£800** per calendar month with a **6.9%** Gross Yield for investors.

This property has a potential to rent for **£1,000** which would provide the investor a Gross Yield of **8.6%** 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 be a rewarding addition to an investor portfolio.

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



Cavalier Court, Doncaster,
DN4

208889292



Property Key Features

3 bedroom

1 bathroom

Spacious Lounge

Parking Space Available

Factor Fees: TBC

Ground Rent: £137.38

Lease Length: 130 years

Current Rent: £800

Market Rent: £1,000

Lounge



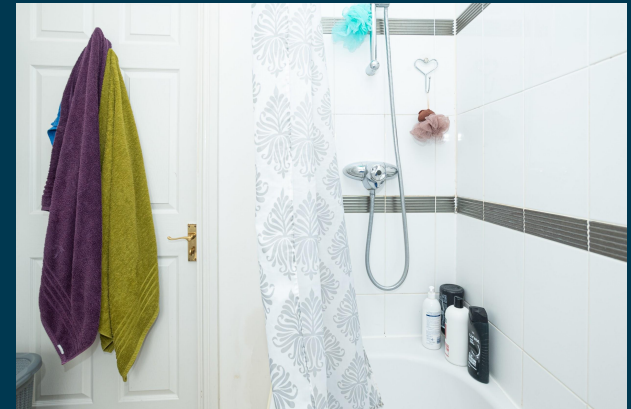
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £140,000.00 and borrowing of £105,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 140,000.00

25% Deposit	£35,000.00
SDLT Charge	£4,200
Legal Fees	£1,000.00
Total Investment	£40,200.00

Projected Investment Return



The monthly rent of this property is currently set at £800 per calendar month but the potential market rent is

£ 1,000



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.



Returns Based on Rental Income	£800	£1,000
Mortgage Payments on £105,000.00 @ 5%	£437.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	£137.38	
Letting Fees	£80.00	£100.00
Total Monthly Costs	£669.88	£689.88

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,721.44**
Adjusted To

Net Return **4.28%**

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

Annual Net Income **£3,270.00**
Adjusted To

Net Return **8.13%**

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 £269,950.



£269,950

4 bedroom detached house for sale

Cavalier Court, Woodfield Plantation, Balby, Doncaster, DN4

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

Detached Family Home | Four Bedrooms | En-suite | Lounge and Dining Room | Epc rating grade C | K...

Marketed from 4 Apr 2023 to 31 Aug 2023 (148 days) by Your Move, Doncaster



£240,000

3 bedroom detached house for sale

Cavalier Court, Balby, Doncaster, DN4

+ Add to report

NO LONGER ADVERTISED

Three Double Bedrooms | Two Bathrooms | Modern Detached Home | Separate Reception Rooms | Downsta...

SOLD PRICE HISTORY

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

3 bedroom apartment

Milestone Court, Bawtry Road

NO LONGER ADVERTISED

Marketed from 21 Sep 2023 to 18 Oct 2023 (27 days) by Moss Properties Doncaster, Doncaster

+ Add to report



£1,000 pcm

3 bedroom maisonette

Auckland Road, Doncaster, DN2

NO LONGER ADVERTISED

Marketed from 21 Jul 2023 to 3 Sep 2023 (43 days) by OpenRent, London

+ Add to report

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: **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

Cavalier Court, Doncaster, DN4

208889292

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