

LET PROPERTY PACK

INVESTMENT INFORMATION

Broomhouse Lane,
Edlington, Doncaster DN12
1EJ

7727296266

 www.letproperty.co.uk





Property Description

Our latest listing is in Broomhouse Lane, Edlington, Doncaster DN12 1EJ

Get instant cash flow of **£1,000** per calendar month with a **5.5%** Gross Yield for investors.

With great potential returns and located within a prime rental location in Rotherham, it will make for a reliable long term investment for an investor.

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



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Property Key Features

2 Bedroom

2 Bathroom

Spacious Backyard

Spacious room

Factor Fees: TBC

Ground Rent: TBC

Lease Length: TBC

Current Rent: £1,000

Lounge



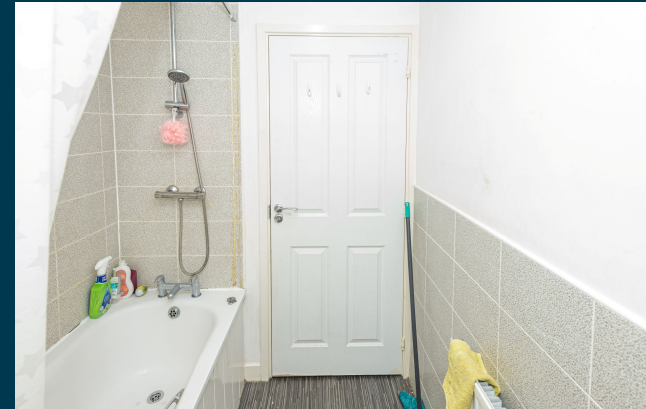
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £218,000.00 and borrowing of £163,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 218,000.00

25% Deposit	£54,500.00
SDLT Charge	£6,540
Legal Fees	£1,000.00
Total Investment	£62,040.00

Projected Investment Return



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	£1,000
Mortgage Payments on £163,500.00 @ 5%	£681.25
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	TBC
Letting Fees	£100.00
Total Monthly Costs	£796.25
Monthly Net Income	£203.75
Annual Net Income	£2,445.00
Net Return	3.94%

Return **Stress Test** Analysis Report



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

Annual Net Income **£445.00**
Adjusted To

Net Return **0.72%**

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


Annual Net Income **-£825.00**
Adjusted To

Net Return **-1.33%**

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 £190,000.



£190,000


2 bedroom end of terrace house for sale [+ Add to report](#)


Heeley Bank Road, Sheffield, S2


CURRENTLY ADVERTISED **SOLD STC**

Marketed from 17 Jul 2024 by Purplebricks, covering Sheffield

Perfect For First Time Buyers | Ideal For Investors | Close To Local Amenities | Driveway | Great...

 Sold price history: [View](#)

 Floor plan: [View](#)



£190,000

2 bedroom end of terrace house for sale [+ Add to report](#)

Worksop Road, Tickhill

CURRENTLY ADVERTISED **SOLD STC**

Marketed from 16 May 2024 by Portfield, Garrard & Wright, Tickhill

Fully Refurbished Property | Two Double Bedrooms | Impressive Dining Kitchen | Modern Central Hea...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,000 based on the analysis carried out by our letting team at **Let Property Management**.



£1,000 pcm

2 bedroom end of terrace house

+ Add to report

Park View, Allerton Bywater, Castleford, West Yorkshire, WF10

NO LONGER ADVERTISED LET AGREED

Marketed from 17 Jan 2024 to 26 Mar 2024 (68 days) by Reeds Rains, Castleford

2 Bedrooms | Spacious Lounge | Modern Kitchen | Modern Bathroom Including A Shower | Parking & G...



£1,000 pcm

2 bedroom end of terrace house

+ Add to report

Water Row, Cawood, Selby

NO LONGER ADVERTISED

Marketed from 4 Jan 2024 to 14 Feb 2024 (40 days) by Keith Taylor, Selby

Period Property | 2 Double Bedrooms | Log Burner | Lounge with River Views | Spacious Kitchen/Liv...

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**

 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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