

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Ramsden Road, Doncaster,  
DN4 0BN

211514534

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





## Property Description

Our latest listing is in Ramsden Road, Doncaster, DN4 0BN

Get instant cash flow of **£510** per calendar month with a **6.7%** Gross Yield for investors.

This property has a potential to rent for **£625** which would provide the investor a Gross Yield of **8.2%** if the rent was increased to market rate.

**The property has long term tenants currently situated, currently being rented as an airbnb. For investors looking for a reliable rental income, this is a great addition to their portfolio.**

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



Ramsden Road,  
Doncaster, DN4 0BN

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## Property Key Features

**2 Bedroom**

**1 Bathroom**

**Spacious Rooms**

**Three Piece Shower Room**

**Factor Fees: TBC**

**Ground Rent: TBC**

**Lease Length: LEASEHOLD**

**Current Rent: £510**

**Market Rent: £625**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £92,000.00 and borrowing of £69,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 92,000.00

25% Deposit	£23,000.00
SDLT Charge	£2,760
Legal Fees	£1,000.00
Total Investment	£26,760.00

# Projected Investment Return



The monthly rent of this property is currently set at £510 per calendar month but the potential market rent is

£ 625



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	£510	£625
Mortgage Payments on £69,000.00 @ 5%	£287.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£51.00	£62.50
<b>Total Monthly Costs</b>	<b>£353.50</b>	<b>£365.00</b>
<b>Monthly Net Income</b>	<b>£156.50</b>	<b>£260.00</b>
<b>Annual Net Income</b>	<b>£1,878.00</b>	<b>£3,120.00</b>
<b>Net Return</b>	<b>7.02%</b>	<b>11.66%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **£1,870.00**

Net Return **6.99%**

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

Annual Net Income Adjusted To **£1,740.00**

Net Return **6.50%**

# 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 £85,000.



**2 bedroom terraced house for sale** + Add to report

Ramsden Road, Hexthorpe, Doncaster, DN4 0BN


**NO LONGER ADVERTISED**

Marketed from 2 May 2024 to 27 Jun 2024 (56 days) by yieldit, Manchester

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Fantastic investment | Return near 8% NET | Tenant in situ | Generate immediate income | Freehold...

£85,000



**3 bedroom terraced house for sale** + Add to report

Ramsden Road, Doncaster, DN4

**CURRENTLY ADVERTISED** **SOLD STC**

Marketed from 29 Jul 2024 by BRH, Doncaster

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Guaranteed Rental Income of £600pcm with Housing Provider | Investors Only | Sold with tenants in...

£81,995



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our letting team at **Let Property Management**.



**2 bedroom terraced house** + Add to report

Pullman Green, Doncaster, DN4

**NO LONGER ADVERTISED** **LET AGREED**

Marketed from 25 Sep 2024 to 25 Sep 2024 by Simple Life, Simple Life

£950 pcm

Car Parking Space | Security Alarm | Dishwasher | Fridge-freezer | Washing/drying machine | Moder...



**2 bedroom terraced house** + Add to report

Jarratt Street, Doncaster, DN1

**NO LONGER ADVERTISED**

Marketed from 20 Feb 2024 to 23 Feb 2024 (3 days) by OpenRent, London






£875 pcm

No Agent Fees | Students Can Enquire | Property Reference Number: 1943894

# 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: **5 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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