

LET PROPERTY PACK

INVESTMENT INFORMATION

Forge Drive, Epworth,
Doncaster,
DN9 1JN

211303102

 www.letproperty.co.uk





Property Description

Our latest listing is in Forge Drive, Epworth, Doncaster, DN9 1JN

Get instant cash flow of **£750** per calendar month with a **4.3%** Gross Yield for investors.

This property has a potential to rent for **£660** which would provide the investor a Gross Yield of **3.8%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.



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Property Key Features

3 bedrooms

2 bathrooms

Parking Spaces Available

Garden Ground Space

Factor Fees: FREEHOLD

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £750

Market Rent: £660

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £207,000 and borrowing of £155,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 207,000.00

25% Deposit	£51,750.00
SDLT Charge	£6,210
Legal Fees	£1,000.00
Total Investment	£58,960.00

Projected Investment Return



The monthly rent of this property is currently set at £750 per calendar month but the potential market rent is

£ 660

Returns Based on Rental Income	£750	£660
Mortgage Payments on £155,250.00 @ 5%	£646.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	FREEHOLD	
Ground Rent	FREEHOLD	
Letting Fees	£75.00	£66.00
Total Monthly Costs	£736.88	£727.88
Monthly Net Income	£13.13	-£67.88
Annual Net Income	£157.50	-£814.50
Net Return	0.27%	-1.38%

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 **-£2,134.50**
Adjusted To

Net Return **-3.62%**

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

Annual Net Income **-£3,919.50**
Adjusted To

Net Return **-6.65%**

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 £259,950.



£259,950

3 bedroom terraced house for sale

Jasmine Croft, Epworth

CURRENTLY ADVERTISED

Marketed from 9 Oct 2024 by Walshe's Property, Scunthorpe

+ Add to report



£249,950

3 bedroom terraced house for sale

Jasmine Croft, Epworth

CURRENTLY ADVERTISED

Marketed from 9 Oct 2024 by Walshe's Property, Scunthorpe

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £975 based on the analysis carried out by our letting team at **Let Property Management**.



£975 pcm

3 bedroom mews house

+ Add to report

Doncaster Road, Branton

NO LONGER ADVERTISED

LET AGREED

Marketed from 10 Jul 2024 to 27 Aug 2024 (48 days) by Eadon Lockwood & Riddle, Sheffield



£950 pcm

3 bedroom house

+ Add to report

Fir Tree Avenue, Auckley, Doncaster, South Yorkshire, DN9

NO LONGER ADVERTISED

LET AGREED

Marketed from 24 Jun 2024 to 31 Jul 2024 (37 days) by Your Move, Doncaster

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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