

# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Earlesmere Avenue, Doncaster, DN4

212702862











## **Property Description**

Our latest listing is in Earlesmere Avenue, Doncaster, DN4

Get instant cash flow of £800 per calendar month with a 7.6% Gross Yield for investors.

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...







Earlesmere Avenue, Doncaster, DN4



3 Bedrooms

1 Bathroom

**Spacious Lounge** 

**Garden Ground Space** 

**Factor Fees: TBC** 

**Ground Rent: TBC** 

Lease Length: freehold

**Current Rent: £800** 

212702862

# Lounge









# Kitchen









# **Bedrooms**









# **Bathroom**









# Exterior









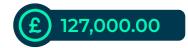
## **Initial Outlay**





Figures based on assumed purchase price of £127,000.00 and borrowing of £95,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **ASSUMED PURCHASE PRICE**



25% Deposit **£31,750.00** 

SDLT Charge £3,810

Legal Fees £1,000.00

Total Investment £36,560.00

### **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.

The monthly rent of this property is currently set at



Returns Based on Rental Income	£800
Mortgage Payments on £95,250.00 @ 5%	£396.88
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	ТВС
Ground Rent	ТВС
Letting Fees	£80.00
Total Monthly Costs	£491.88
Monthly Net Income	£308.13
Annual Net Income	£3,697.50
Net Return	10.11%

## Return Stress Test Analysis Report





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

Annual Net Income

£2,097.50

Adjusted To

Net Return

**5.74**%

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

Annual Net Income

£1,792.50

Adjusted To

**Net Return** 

4.90%

## 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 £170,000.



£170,000



Earlesmere Avenue, Balby, Doncaster

CURRENTLY ADVERTISED SOLD STC

Marketed from 18 Apr 2024 by William H. Brown, Doncaster



£115,000

#### 3 bedroom terraced house for sale

Earlesmere Avenue, Balby, Doncaster, DN4

CURRENTLY ADVERTISED

SOLD STC

Marketed from 7 Jun 2024 by The Property Hive, Bessacarr

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+ Add to report

+ Add to report

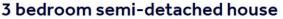
## Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



£850 pcm



Victoria Road, Doncaster

NO LONGER ADVERTISED

Marketed from 8 Oct 2024 to 4 Nov 2024 (27 days) by Moss Properties Doncaster, Doncaster



3 bedroom house

Carr Hill Court, Balby

( NO LONGER ADVERTISED )

LET AGREED

Marketed from 6 Sep 2024 to 11 Nov 2024 (66 days) by Blundells, Doncaster

£850 pcm

+ Add to report

+ 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.





# Interested in this property investment?

Call us on **0141 478 0985** 

Earlesmere Avenue, Doncaster, DN4



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.