

LET PROPERTY PACK

INVESTMENT INFORMATION

Earlesmere Avenue,
Doncaster, DN4

212702862

 www.letproperty.co.uk





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...



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Property Key Features

3 Bedrooms

1 Bathroom

Spacious Lounge

Garden Ground Space

Factor Fees: TBC

Ground Rent: TBC

Lease Length: freehold

Current Rent: £800

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





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

£ 127,000.00

25% Deposit	£31,750.00
SDLT Charge	£3,810
Legal Fees	£1,000.00
Total Investment	£36,560.00

Projected Investment Return



The monthly rent of this property is currently set at

£ 800

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

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 **£2,097.50**
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

5 bedroom terraced house for sale

+ Add to report

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

+ Add to report

Earlesmere Avenue, Balby, Doncaster, DN4

CURRENTLY ADVERTISED SOLD STC

Marketed from 7 Jun 2024 by The Property Hive, Bessacarr

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

3 bedroom semi-detached house

+ Add to report

Victoria Road, Doncaster

NO LONGER ADVERTISED

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



£850 pcm

3 bedroom house

+ Add to report

Carr Hill Court, Balby

NO LONGER ADVERTISED






LET AGREED

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