

# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Southfield Road, Doncaster, DN3

212848278











#### **Property Description**

Our latest listing is in Southfield Road, Doncaster, DN3

Get instant cash flow of £575 per calendar month with a 5.4% Gross Yield for investors.

This property has a potential to rent for £709 which would provide the investor a Gross Yield of 6.7% if the rent was increased to market rate.

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

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







Southfield Road, Doncaster, DN3



2 bedroom

1 bathroom

Large Kitchen

**Garden Ground Space** 

**Factor Fees: TBC** 

**Ground Rent: TBC** 

Lease Length: TBC

**Current Rent: £575** 

Market Rent: £709

### 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**



£226.23

£2,714.70

7.43%



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 £575 per calendar month but the potential market rent is

**Returns Based on Rental Income** 

Est. Building Cover (Insurance)

Approx. Factor Fees

**Total Monthly Costs** 

Monthly Net Income

**Annual Net Income** 

**Ground Rent** 

**Letting Fees** 

Net Return

Mortgage Payments on £95,250.00 @ 5%

1	
£575	£709
£396.88	
£15.00	
твс	
ТВС	
£57.50	£70.90
£469.38	£482.78
	£390 £15 TE TE

£105.63

£1,267.50

3.47%

#### Return Stress Test Analysis Report





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

£1,296.70

Annual Net Income

Adjusted To

**Net Return** 

3.55%

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

Annual Net Income

£809.70

Adjusted To

Net Return

2.21%

#### 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 £230,000.



2 bedroom bungalow for sale

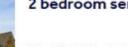
+ Add to report

Southfield Road, Armthorpe, Doncaster, DN3

NO LONGER ADVERTISED

Marketed from 19 Sep 2024 to 14 Nov 2024 (55 days) by Northwood, Doncaster

£230,000



2 bedroom semi-detached bungalow for sale

+ Add to report

Westfield Road, Armthorpe

CURRENTLY ADVERTISED

SOLD STC

Marketed from 23 Sep 2024 by Martin & Co, Doncaster

£210,000

#### **Rent Comparables Report**



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.



2 bedroom apartment

+ Add to report

Sargeson Road, Armthorpe

NO LONGER ADVERTISED

LET AGREED

Marketed from 24 Aug 2024 to 26 Sep 2024 (33 days) by Eadon Lockwood & Riddle, Sheffield





£750 pcm

2 bedroom apartment

+ Add to report

Rectory Court, Armthorpe

(NO LONGER ADVERTISED)

Marketed from 13 Mar 2023 to 13 Apr 2023 (30 days) by Moss Properties Doncaster, 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



Current term of tenancy: **Moved in** within the last 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** 

Southfield Road, Doncaster, DN3



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.