

LET PROPERTY PACK

INVESTMENT INFORMATION

Riviera Parade, Doncaster,
DN5

223247795

 www.letproperty.co.uk





Property Description

Our latest listing is in Riviera Parade, Doncaster, DN5

Get instant cash flow of **£750** per calendar month with a **11.4%** 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...



Riviera Parade, Doncaster,
DN5

223247795



Property Key Features

2 Bedrooms

1 Bathroom

Expansive Lounge

Well-Equipped Kitchen

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £750

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £79,000.00 and borrowing of £59,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 79,000.00

25% Deposit £19,750.00

SDLT Charge £3,950

Legal Fees £1,000.00

Total Investment £24,700.00

Projected Investment Return



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



The monthly rent of this property is currently set at £750 per calendar month

Returns Based on Rental Income	£750
Mortgage Payments on £59,250.00 @ 5%	£246.88
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£75.00
Total Monthly Costs	£336.88
Monthly Net Income	£413.13
Annual Net Income	£4,957.50
Net Return	20.07%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,457.50**
Adjusted To

Net Return **14.00%**

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

Annual Net Income **£3,772.50**
Adjusted To

Net Return **15.27%**

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 £130,000.



£130,000

2 bedroom terraced house for sale

Bentley Road, Bentley, Doncaster

CURRENTLY ADVERTISED

Marketed from 1 Aug 2025 by haart, Doncaster

+ Add to



£120,000

2 bedroom terraced house for sale

Bentley Road, Bentley, Doncaster

NO LONGER ADVERTISED

SOLD STC

Marketed from 18 May 2024 to 4 Feb 2025 (261 days) by William H. Brown, Doncaste

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

2 bedroom house

+ A

Haslemere Court, Bentley

NO LONGER ADVERTISED

LET AGREED

Marketed from 4 Sep 2025 to 22 Sep 2025 (18 days) by Blundells, Doncaster



£815 pcm

2 bedroom terraced house

+ Ac

Bentley Road, Bentley, Doncaster

NO LONGER ADVERTISED

Marketed from 17 Jun 2025 to 2 Jul 2025 (14 days) by Welcome Homes, Doncaster

Current Tenant Profile



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
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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