

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Garden Street S64 9AX

203302246

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Garden Street S64 9AX

Get instant cash flow of **£480** per calendar month with a **11.5%** Gross Yield for investors.

This property has a potential to rent for **£550** which would provide the investor a Gross Yield of **13.2%** if the rent was increased to market rate.

**With a location that is ideal for families and a rewarding rental income, this would be a great long term investment for an investor.**

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



Garden Street S64 9AX

203302246



## Property Key Features

**2 bedroom**

**1 bathroom**

**Private Garden**

**Well Kept Flat**

**Factor Fees: £0.00**

**Ground Rent: £10 per year**

**Lease Length: 900**

**Current Rent: £480**

**Market Rent: £550**

# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior







Figures based on assumed purchase price of £50,000 and borrowing of £37,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 50,000.00

25% Deposit	<b>£12,500.00</b>
SDLT Charge	<b>£1,500</b>
Legal Fees	<b>£1,000.00</b>
<b>Total Investment</b>	<b>£15,000.00</b>

# Projected Investment Return



The monthly rent of this property is currently set at £480 per calendar month but the potential market rent is

£ 550

Returns Based on Rental Income	£480	£550
Mortgage Payments on £37,500.00 @ 5%	£156.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£10 per year	
Letting Fees	£48.00	£55.00
<b>Total Monthly Costs</b>	<b>£219.25</b>	<b>£226.25</b>
<b>Monthly Net Income</b>	<b>£260.75</b>	<b>£323.75</b>
<b>Annual Net Income</b>	<b>£3,129.00</b>	<b>£3,885.00</b>
<b>Net Return</b>	<b>20.86%</b>	<b>25.90%</b>

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      **£2,785.00**  
Adjusted To

Net Return                      **18.57%**

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

Annual Net Income      **£3,135.00**  
Adjusted To

Net Return                      **20.90%**

# 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 £130,000.



£130,000



## 3 bedroom terraced house for sale

Garden Street, Mexborough

+ Add to report

NO LONGER ADVERTISED

END TERRACE | DECEPTIVELY SPACIOUS | THREE BEDROOMS | GAS HEATING | DOUBLE GLAZING

SOLD PRICE HISTORY	
11 Apr 2014	£98,500
3 Dec 2010	£77,500
12 Sep 2008	£114,500

Marketed from 24 Feb 2023 to 12 Apr 2023 (46 days) by Beecroft Estates, Mexborough



£110,000



## 2 bedroom apartment for sale

Waterfront Apartments, The Embankment, Scholeys Wharf, Mexborough

+ Add to report

NO LONGER ADVERTISED

2 Bed Apartments | BRAND NEW apartments | Waterside Location | Stunning Views | Master Bedroom wi...

Marketed from 24 Jul 2020 to 27 Oct 2020 (95 days) by Merryweathers, Rotherham



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £650 based on the analysis carried out by our letting team at **Let Property Management**.



£650 pcm

## 2 bedroom apartment

West View Road, Mexborough

+ Add to report

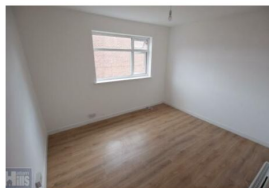
NO LONGER ADVERTISED LET AGREED

FIRST FLOOR APARTMENT | OFF STREET PARKING | TWO DOUBLE BEDROOMS | SPACIOUS LIVING | DINING KITCH...

### SOLD PRICE HISTORY

20 Oct 2006 £109,995

Marketed from 13 Nov 2023 to 30 Nov 2023 (17 days) by Churchills Estate Agents, Mexborough



£550 pcm

## 2 bedroom flat

Park Road, Doncaster, South Yorkshire, S64

+ Add to report

NO LONGER ADVERTISED LET AGREED

AVAILABLE NOW | £550 PER CALENDAR MONTH | 2 BEDROOM FLAT | UNFURNISHED | CLOSE TO LOCAL AMENITIES

### SOLD PRICE HISTORY

25 Apr 2013 £50,000

Marketed from 20 Sep 2021 to 12 Sep 2023 (721 days) by Hallam Hills Ltd, Sheffield


# 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.



[www.letproperty.co.uk](http://www.letproperty.co.uk)

Garden Street S64 9AX

PROPERTY ID: 12345678

Interested in this  
**property investment?**

Make an offer or  
**book a viewing**

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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