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## LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Balby Road, Doncaster, DN4

204783393

( www.letproperty.co.uk

#### **LETPR®PERTY**





### **Property** Description

Our latest listing is in Balby Road Doncaster, DN4

Get instant cash flow of £2,800 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...





#### Balby Road, Doncaster, DN4

204783393

5 Bedroom Factor Fee

**Property Key Features** 

3 Bathroom

HMO

Ø

Spacious Room

Factor Fees: £0.00 Ground Rent: TBC Lease Length: TBC Current Rent: £2,800

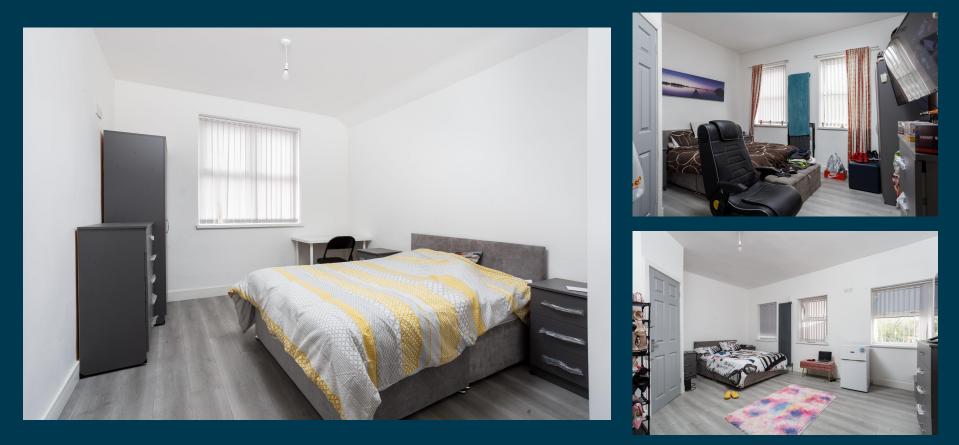
## **Kitchen**





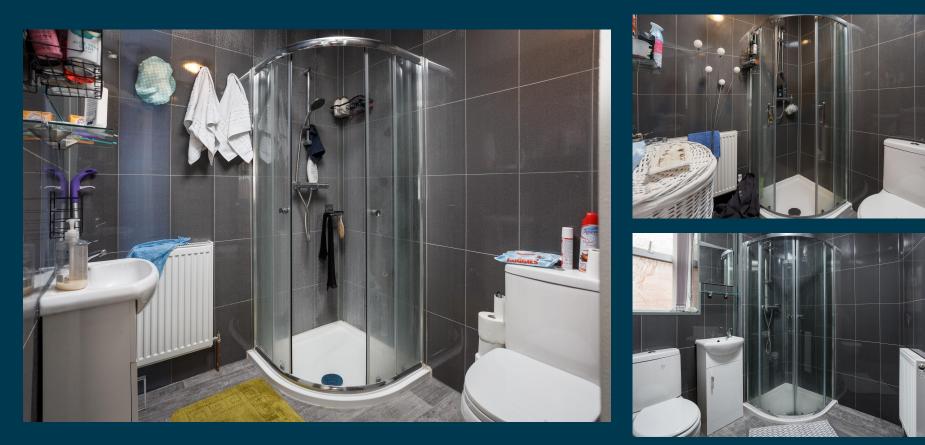
## Bedrooms





## Bathroom





## Exterior









Figures based on assumed purchase price of £295,000.00 and borrowing of £221,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### ASSUMED PURCHASE PRICE



25% Deposit	£73,750.00
SDLT Charge	£11,100
Legal Fees	£1,000.00
Total Investment	£85,850.00



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.

Returns Based on Rental Income	£2,800
Mortgage Payments on £221,250.00 @ 5%	£921.88
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	ТВС
Letting Fees	£280.00
Total Monthly Costs	<mark>£1,216.88</mark>
Monthly Net Income	£1,583.13
Annual Net Income	£18,997.50
Net Return	<mark>22.13%</mark>



#### Return Stress Test Analysis Report





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

Annual Net Income **£13,397.50** Adjusted To

Net Return

**15.61%** 

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

Annual Net Income **£14,572.50** Adjusted To

Net Return

**16.97**%

### 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.

	5 bedroom end of terrace house for sale Balby Road, Doncaster, South Yorkshire, DN4 NO LONGER ADVERTISED SOLD STC	+ Add to report
	HMO For Sale   £25,000 Potential Rental Income P.A   14.59 3 En Suite	% Gross Yield   5 Bedrooms
£170,000	SOLD PRICE HISTORY	
E Floorplan	20 May 2016 4 May 2007	£62,500 £85,000
	Marketed from 11 May 2023 to 4 Dec 2023 (207 days) by Whitegates, D	Doncaster
	7 bedroom terraced house for sale 216 Balby Road, Doncaster, South Yorkshire, DN4 0NE NO LONGER ADVERTISED	+ Add to report
	A Mid Terraced Seven Bedroom Licensed HMO Part Let Pr of £25,200 Per Ann	roducing a Combined Income
£170,000	SOLD PRICE HISTORY	
E Floorplan	11 Sep 2020	£117,500

Marketed from 17 Jan 2023 to 14 Feb 2023 (27 days) by Auction House London, Hampstead

#### **Rent Comparables Report**



This property is situated in a high demand rental area with rents achieving as much as  $\pm 2,800$  based on the analysis carried out by our letting team at **Let Property Management**.

E325,000	7 bedroom terraced house for sale   Balby Road, Doncaster, DN4   NO LONGER ADVERTISED   South State   Seven bedroom licenced HMO   Set over four floors   Ample off s renovated     Marketed from 23 Nov 2022 to 23 Nov 2022 by Preston Baker, Doncaster	+ Add to report
E Floorplan	5 bedroom house for sale Carr House Road, Hyde Park, Doncaster NO LONGER ADVERTISED	+ Add to report
	HMO INVESTMENT PROPERTY, (with licence), providing excelle property will be of sp	ent returns! This
£199,000	SOLD PRICE HISTORY	
🕒 Floorplan	30 Dec 1998	£24,000

Marketed from 29 Sep 2021 to 17 Jan 2022 (109 days) by DIAMOND ESTATES PROPERTY LTD, Doncaster

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: NO





Standard Tenancy Agreement In Place: **YES** 





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.



Payment history: On time for length of tenancy

Current term of tenancy: 2 years





#### Balby Road, Doncaster, DN4

204783393

# 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.

