

LET PROPERTY PACK

INVESTMENT INFORMATION

Lockwood Road Doncaster, DN1 2TT

209210180











Property Description

Our latest listing is in Lockwood Road Doncaster, DNI 2TT

Get instant cash flow of £1,180 per calendar month with a 11.2% 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...







Lockwood Road Doncaster, DNI 2TT



Property Key Features

4 Bedroom

2 Bathroom

Spacious Rooms

Large Kitchen

Factor Fees: TBC

Ground Rent: TBC

Lease Length: Freehold

Current Rent: £1,180

209210180

Lounge









Kitchen









Bedrooms



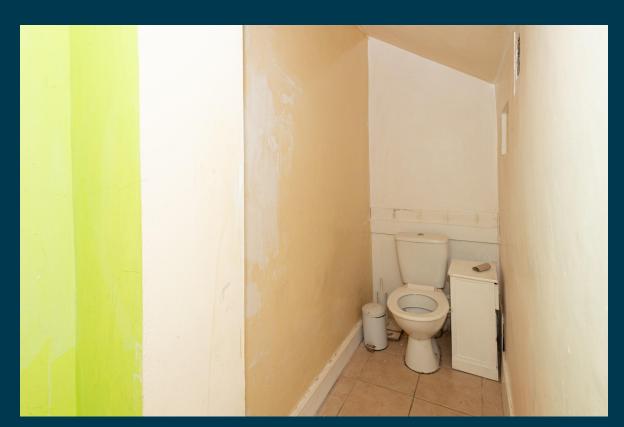






Bathroom









Exterior









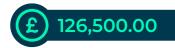
Initial Outlay





Figures based on assumed purchase price of £126,500.00 and borrowing of £94,875.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£31,625.00**

SDLT Charge £3,795

Legal Fees £1,000.00

Total Investment £36,420.00

Projected Investment Return



The monthly rent of this property is currently set at £1,180 per calendar month.



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	£1,180
Mortgage Payments on £94,875.00 @ 5%	£395.31
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	ТВС
Ground Rent	ТВС
Letting Fees	£118.00
Total Monthly Costs	£528.31
Monthly Net Income	£651.69
Annual Net Income	£7,820.25
Net Return	21.47%

Return Stress Test Analysis Report





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

Annual Net Income

£2,996.25

Adjusted To

Net Return

8.23%

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

Annual Net Income

£2,898.75

Adjusted To

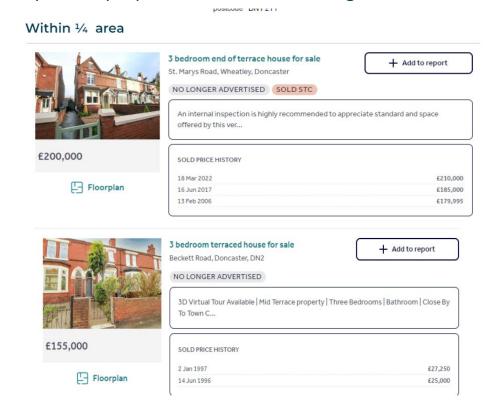
Net Return

7.96%

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 £200,000.



Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,375 based on the analysis carried out by our letting team at **Let Property Management**.



6 bedroom terraced house
Auckland Road, Doncaster, DN2

+ Add to report

NO LONGER ADVERTISED

No Agent Fees | Students Can Enquire | Property Reference Number: 2059667

Marketed from 20 Apr 2024 to 13 May 2024 (23 days) by OpenRent, London

£1,375 pcm



£1,100 pcm

5 bedroom terraced house

Beckett Road, DN2

NO LONGER ADVERTISED

Close to the centre | Beautifully restored | Large family home | Two reception rooms | Huge Kitch...

 $\textbf{Marketed from 7 Oct 2022 to 27 Oct 2022 (19 days)} \ \text{by Haybrook Lettings, Sheffield}$

+ Add to report

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: 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**



Lockwood Road Doncaster, DN1 2TT



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.