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## LET PROPERTY PACK

#### **INVESTMENT** INFORMATION

Arthur Street, Rawmarsh, Rotherham S62 5ND

7968085516

( www.letproperty.co.uk

#### 



## **Property** Description

Our latest listing is in Arthur Street, Rawmarsh, Rotherham S62 5ND

This property has a potential to rent for £649 which would provide the investor a Gross Yield of 7.6% if the rent was increased to market rate.

With great potential returns and located within a prime rental location in Rotherham, it will make for a reliable long term investment for an investor.

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





Arthur Street, Rawmarsh, Rotherham S62 5ND

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2 Bedroom 1 Bathroom Friendly neighborhood Spacious room

**Property Key Features** 

Factor Fees: TBC Ground Rent: TBC Lease Length: TBC Current Rent: Vacant Market Rent: £649













### Bedrooms





## Bathroom











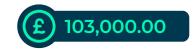
## **Initial** Outlay





Figures based on assumed purchase price of £103,000.00 and borrowing of £77,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### ASSUMED PURCHASE PRICE



25% Deposit	£25,750.00
SDLT Charge	£3,090
Legal Fees	£1,000.00
Total Investment	£29,840.00

#### **Projected** Investment Return



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	£649
Mortgage Payments on £77,250.00 @ 5%	£321.88
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	ТВС
Ground Rent	ТВС
Letting Fees	£64.90
Total Monthly Costs	£401.78
Monthly Net Income	£247.23
Annual Net Income	<b>£2,966.70</b>
Net Return	<mark>9.94%</mark>



#### Return Stress Test Analysis Report





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

Annual Net Income **£1,668.70** Adjusted To

Net Return 5.59%

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

Annual Net Income **£1,421.70** Adjusted To

Net Return

4.76%

#### Sale Comparables Report



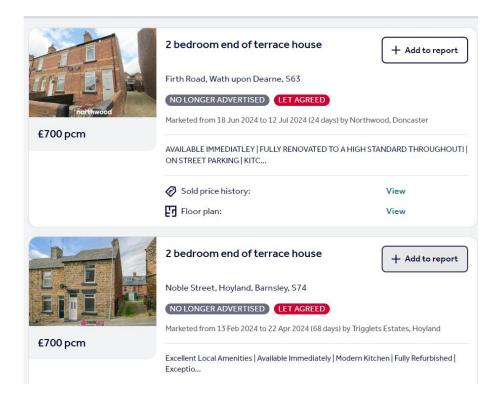
This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £130,000.

£130,000	2 bedroom end of terrace house for sale Charles Street, Rawmarsh, Rotherham, South Yorkshire CURRENTLY ADVERTISED Marketed from 20 Jun 2024 by Reeds Rains, Rotherham End of terrace property   Newly renovated to a high standard   B reception	
£130,000	2 bedroom end of terrace house for sale Rockcliffe Road, Rawmarsh NOLONGER ADVERTISED SOLD STC Marketed from 23 Jan 2024 to 27 Mar 2024 (63 days) by Bsmart Bsmart homes can arrange your mortgage   £130,000 - £140,00 Shower room and	

#### **Rent Comparables Report**



This property is situated in a high demand rental area with rents achieving as much as £700 based on the analysis carried out by our letting team at **Let Property Management**.



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: N/A





Standard Tenancy Agreement In Place: **N/A** 



Payment history: N/A

Current term of tenancy: N/A



Fully compliant tenancy: N/A

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.







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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.

