

LET PROPERTY PACK

INVESTMENT INFORMATION

Carr Hill, Doncaster, DN4

210943006

 www.letproperty.co.uk





Property Description

Our latest listing is in Carr Hill, Doncaster, DN4

Get instant cash flow of **£575** per calendar month with a **5.4%** Gross Yield for investors.

This property has a potential to rent for **£900** which would provide the investor a Gross Yield of **8.5%** if the rent was increased to market rate.

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...



Carr Hill, Doncaster, DN4

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Property Key Features

2 bedrooms

1 Bathroom

Modern Kitchen

Garden Ground Space

Factor Fees: TBC

Ground Rent: freehold

Lease Length: freehold

Current Rent: £575

Market Rent: £900

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £127,000.00 and borrowing of £95,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 127,000.00

| | |
|-------------------------|-------------------|
| 25% Deposit | £31,750.00 |
| SDLT Charge | £3,810 |
| Legal Fees | £1,000.00 |
| Total Investment | £36,560.00 |

Projected Investment Return



The monthly rent of this property is currently set at £575 per calendar month but the potential market rent is

£ 900

| Returns Based on Rental Income | £575 | £900 |
|--------------------------------------|------------------|------------------|
| Mortgage Payments on £95,250.00 @ 5% | £396.88 | |
| Est. Building Cover (Insurance) | £15.00 | |
| Approx. Factor Fees | TBC | |
| Ground Rent | freehold | |
| Letting Fees | £57.50 | £90.00 |
| Total Monthly Costs | £469.38 | £501.88 |
| Monthly Net Income | £105.63 | £398.13 |
| Annual Net Income | £1,267.50 | £4,777.50 |
| Net Return | 3.47% | 13.07% |

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 **£2,977.50**
Adjusted To

Net Return **8.14%**

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

Annual Net Income **£2,872.50**
Adjusted To

Net Return **7.86%**

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 £135,000.



£135,000

3 bedroom semi-detached house for sale

+ Add to report

Carr Hill Court, Balby, Doncaster

NO LONGER ADVERTISED

Marketed from 31 May 2019 to 31 May 2019 by Screenshot, Thorne

BRAND NEW THREE BEDROOM SEMI-DETACHED HOUSE | Small development of only four properties | Stylish...



£120,000

2 bedroom terraced house for sale

+ Add to report

Carr Hill, Balby, Doncaster, South Yorkshire, DN4

NO LONGER ADVERTISED **SOLD STC**

Marketed from 18 Apr 2024 to 30 Aug 2024 (133 days) by Your Move, Doncaster

Modern Town House | Ideal Investment | Two Double Bedrooms | Spacious Lounge | Epc Rating Grade C...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £725 based on the analysis carried out by our letting team at **Let Property Management**.



£725 pcm

2 bedroom end of terrace house

+ Add to report

Carr Hill, Balby

NO LONGER ADVERTISED

LET AGREED

Marketed from 11 Jul 2024 to 20 Aug 2024 (39 days) by Martin & Co, Doncaster



£700 pcm

2 bedroom town house

+ Add to report

Carr Hill Court, Balby, Doncaster

NO LONGER ADVERTISED

Marketed from 20 Jun 2023 to 10 Jul 2023 (19 days) by Moss Properties Doncaster, Doncaster

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: **4 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.



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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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