

LET PROPERTY PACK

INVESTMENT INFORMATION

St. Catherines Avenue,
Doncaster, DN4

217658304

 www.letproperty.co.uk





Property Description

Our latest listing is in St. Catherines Avenue, Doncaster, DN4

Get instant cash flow of **£650** per calendar month with a **7.2%** Gross Yield for investors.

This property has a potential to rent for **£782** which would provide the investor a Gross Yield of **8.6%** if the rent was increased to market rate.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

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



St. Catherines Avenue,
Doncaster, DN4

217658304



Property Key Features

3 Bedrooms

1 Bathroom

Large Garden Space

Fully-Equipped Kitchen

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £650

Market Rent: £782

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £109,000.00 and borrowing of £81,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 109,000.00

25% Deposit	£27,250.00
SDLT Charge	£5,450
Legal Fees	£1,000.00
Total Investment	£33,700.00

Projected Investment Return



The monthly rent of this property is currently set at £650 per calendar month but the potential market rent is

£ 782



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	£650	£782
Mortgage Payments on £81,750.00 @ 5%	£340.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£65.00	£78.20
Total Monthly Costs	£420.63	£433.83
Monthly Net Income	£229.38	£348.18
Annual Net Income	£2,752.50	£4,178.10
Net Return	8.17%	12.40%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,614.10**
Adjusted To

Net Return **7.76%**

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



Annual Net Income **£2,543.10**
Adjusted To

Net Return **7.55%**

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 £149,995.

 £149,995	<h3>4 bedroom terraced house for sale</h3> <p>Balby Road, Doncaster, DN4</p> <p>NO LONGER ADVERTISED</p> <p>Marketed from 29 Jul 2024 to 16 Nov 2024 (110 days) by BRH, Doncaster</p> <p>Renovation project Excellent investment project Brand New Roof recently constructed Refurbished</p> + Add to report
 £145,000	<h3>3 bedroom semi-detached house for sale</h3> <p>St. James Gardens, Doncaster</p> <p>NO LONGER ADVERTISED</p> <p>Marketed from 9 Oct 2023 to 28 Feb 2024 (141 days) by Merryweathers, Mexborough</p> <p>Three Bed Semi-Detached Property Lounge Dining Room Downstairs Cloakroom Cul</p> + Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.



£1,200 pcm

3 bedroom detached house

+ Add to report

Burgundy Road, Balby, Doncaster, DN4

NO LONGER ADVERTISED

LET AGREED

Marketed from 14 Dec 2024 to 15 Jan 2025 (31 days) by My Property Store, Doncaster

Beautifully Presented | 3 Bedroom Detached | Fitted kitchen with appliances | Ensuite to



£1,195 pcm

5 bedroom end of terrace house

+ Add to report

Balby Road, Doncaster

NO LONGER ADVERTISED

LET AGREED

Marketed from 6 Sep 2023 to 17 Jan 2024 (132 days) by BRH, 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**



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

St. Catherine's Avenue, Doncaster, DN4

217658304

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.



LETPROPERTY