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# LET PROPERTY PACK

#### **INVESTMENT** INFORMATION

St. Catherines Avenue, Doncaster, DN4

217658304

() www.letproperty.co.uk

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## **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...

#### **LETPR®PERTY**





#### 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







## **Kitchen**









## Bedrooms





## Bathroom





## Exterior



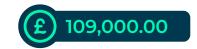






Figures based on assumed purchase price of £109,000.00 and borrowing of £81,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### ASSUMED PURCHASE PRICE

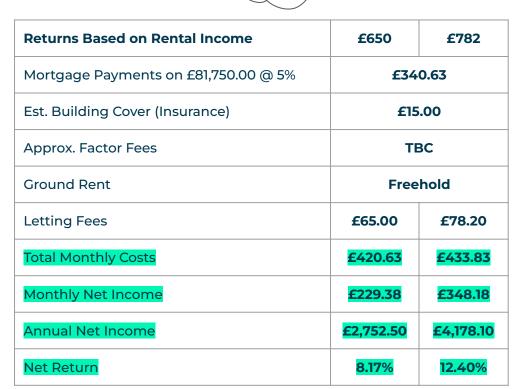


25% Deposit	£27,250.00
SDLT Charge	£5,450
Legal Fees	£1,000.00
Total Investment	£33,700.00

## **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. The monthly rent of this property is currently set at £650 per calendar month but the potential market rent is  $\bigcirc$ 



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### 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.

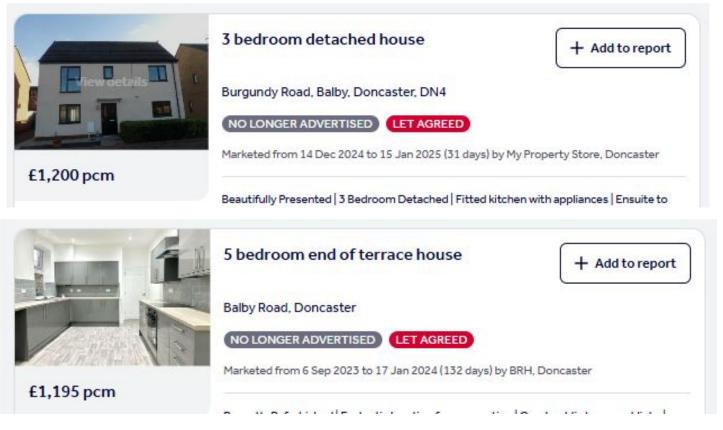




## **Rent Comparables Report**



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**.





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.





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#### 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.

