

LET PROPERTY PACK

INVESTMENT INFORMATION

Balby Road, Doncaster, DN4

204783393

 www.letproperty.co.uk





Property Description

Our latest listing is in Balby Road Doncaster, DN4

Get instant cash flow of **£2,800** per calendar month with a **11.4%** 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...



Balby Road,
Doncaster, DN4

204783393



Property Key Features

5 Bedroom

3 Bathroom

Spacious Room

HMO

Factor Fees: £0.00

Ground Rent: TBC

Lease Length: TBC

Current Rent: £2,800

Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £295,000.00 and borrowing of £221,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 295,000.00

25% Deposit	£73,750.00
SDLT Charge	£11,100
Legal Fees	£1,000.00
Total Investment	£85,850.00

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	£2,800
Mortgage Payments on £221,250.00 @ 5%	£921.88
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	TBC
Letting Fees	£280.00
Total Monthly Costs	£1,216.88
Monthly Net Income	£1,583.13
Annual Net Income	£18,997.50
Net Return	22.13%

Return **Stress Test** Analysis Report



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

Annual Net Income **£13,397.50**
Adjusted To

Net Return **15.61%**

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

Annual Net Income **£14,572.50**
Adjusted To

Net Return **16.97%**

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 £170,000.



£170,000



5 bedroom end of terrace house for sale

Balby Road, Doncaster, South Yorkshire, DN4

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

HMO For Sale | £25,000 Potential Rental Income P.A | 14.5% Gross Yield | 5 Bedrooms | 3 En Suite ...

SOLD PRICE HISTORY

20 May 2016	£62,500
4 May 2007	£85,000

Marketed from 11 May 2023 to 4 Dec 2023 (207 days) by Whitegates, Doncaster



£170,000



7 bedroom terraced house for sale

216 Balby Road, Doncaster, South Yorkshire, DN4 0NE

+ Add to report

NO LONGER ADVERTISED

A Mid Terraced Seven Bedroom Licensed HMO Part Let Producing a Combined Income of £25,200 Per Ann...

SOLD PRICE HISTORY

11 Sep 2020	£117,500
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Marketed from 17 Jan 2023 to 14 Feb 2023 (27 days) by Auction House London, Hampstead

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,800 based on the analysis carried out by our letting team at **Let Property Management**.



7 bedroom terraced house for sale

Balby Road, Doncaster, DN4

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

Seven bedroom licenced HMO | Set over four floors | Ample off street parking | Fully renovated | ...

£325,000

Marketed from 23 Nov 2022 to 23 Nov 2022 by Preston Baker, Doncaster

Floorplan



5 bedroom house for sale

Carr House Road, Hyde Park, Doncaster

+ Add to report

NO LONGER ADVERTISED

HMO INVESTMENT PROPERTY, (with licence), providing excellent returns! This property will be of sp...

£199,000

SOLD PRICE HISTORY

30 Dec 1998

£24,000

Floorplan

Marketed from 29 Sep 2021 to 17 Jan 2022 (109 days) by DIAMOND ESTATES PROPERTY LTD, 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: **NO**

 Standard Tenancy Agreement In Place: **YES**


 Fully compliant tenancy: **YES**
Fully compliant tenancy including EICR & Gas Safety in order

 Current term of tenancy: **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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204783393

Interested in this
property investment?

Make an offer or
book a viewing

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