

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Gordon Road Edlington,  
Doncaster, DN12

205504352

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Gordon Road Edlington, Doncaster, DN12

Get instant cash flow of **£550** per calendar month with a **7.3%** Gross Yield for investors.

This property has a potential to rent for **£718** which would provide the investor a Gross Yield of **9.6%** if the rent was increased to market rate.

**With long term tenants currently situated and a location that is accessible to various amenities, this property will be the perfect addition to an investors portfolio.**

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



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## Property Key Features

**3 Bedroom**

**1 Bathroom**

**Lounge and Kitchen**

**Three Piece Bathroom**

**Current Rent: £550**

**Market Rent: £718**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £90,000.00 and borrowing of £67,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 90,000.00

25% Deposit	£22,500.00
SDLT Charge	£2,700
Legal Fees	£1,000.00
Total Investment	£26,200.00

# Projected Investment Return



The monthly rent of this property is currently set at £550 per calendar month but the potential market rent is

£ 718

Returns Based on Rental Income	£550	£718
Mortgage Payments on £67,500.00 @ 5%	£281.25	
Est. Building Cover (Insurance)	£15.00	
Letting Fees	£55.00	£71.80
<b>Total Monthly Costs</b>	<b>£351.25</b>	<b>£368.05</b>
<b>Monthly Net Income</b>	<b>£198.75</b>	<b>£349.95</b>
<b>Annual Net Income</b>	<b>£2,385.00</b>	<b>£4,199.40</b>
<b>Net Return</b>	<b>9.10%</b>	<b>16.03%</b>

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      **£2,763.40**  
Adjusted To

Net Return                      **10.55%**

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

Annual Net Income      **£2,849.40**  
Adjusted To

Net Return                      **10.88%**

# 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 £100,000.



£100,000

### 3 bedroom terraced house for sale

Dukes Crescent, Doncaster, South Yorkshire, DN12

+ Add to report

NO LONGER ADVERTISED

NEWLY FULLY REFURBISHED | GREAT INVESTMENT | RENTAL price £600-£650PCM. | 2 BEDROOM

#### SOLD PRICE HISTORY

13 Apr 2023	£82,000
6 Aug 2007	£65,000
8 Aug 2003	£29,995

Marketed from 28 Jul 2022 to 11 Oct 2022 (74 days) by Noble Living, Doncaster



£100,000



### 3 bedroom terraced house for sale

St. Johns Road, Doncaster, DN12

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

garden | double-glazed-windows | close-to-local-amenities | LArge lounge diner | Modern throughou...

#### SOLD PRICE HISTORY

27 Jan 2023	£100,000
12 Jul 2019	£54,950
26 Jan 2001	£22,500

Marketed from 5 Sep 2022 to 28 Feb 2023 (175 days) by Strike, Yorkshire

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £718 based on the analysis carried out by our letting team at **Let Property Management**.



£725 pcm

 Floorplan

## 2 bedroom terraced house

Carr Road, Edlington, Doncaster, UK, DN12

+ Add to report

NO LONGER ADVERTISED LET AGREED

MODERN MID TOWNHOUSE | UNFURNISHED | TWO DOUBLE BEDROOMS | FITTED KITCHEN WITH BREAKFAST BAR | PA...

Marketed from 23 Mar 2023 to 13 May 2023 (51 days) by Linley & Simpson, Wakefield



£725 pcm

## 3 bedroom semi-detached house

Markham Square, Edlington

+ Add to report

NO LONGER ADVERTISED LET AGREED

fantastic location for commuting | great transport links | Three good sized bedrooms | Spacious ...

### SOLD PRICE HISTORY

24 May 2002

£32,000

Marketed from 18 Oct 2023 to 10 Nov 2023 (22 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**
-  Current term of tenancy: **5 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.



**LETPROPERTY**