

Income Producing ,Readymade 5 bed HMO

Beckett Road, Doncaster , DN2 4AX

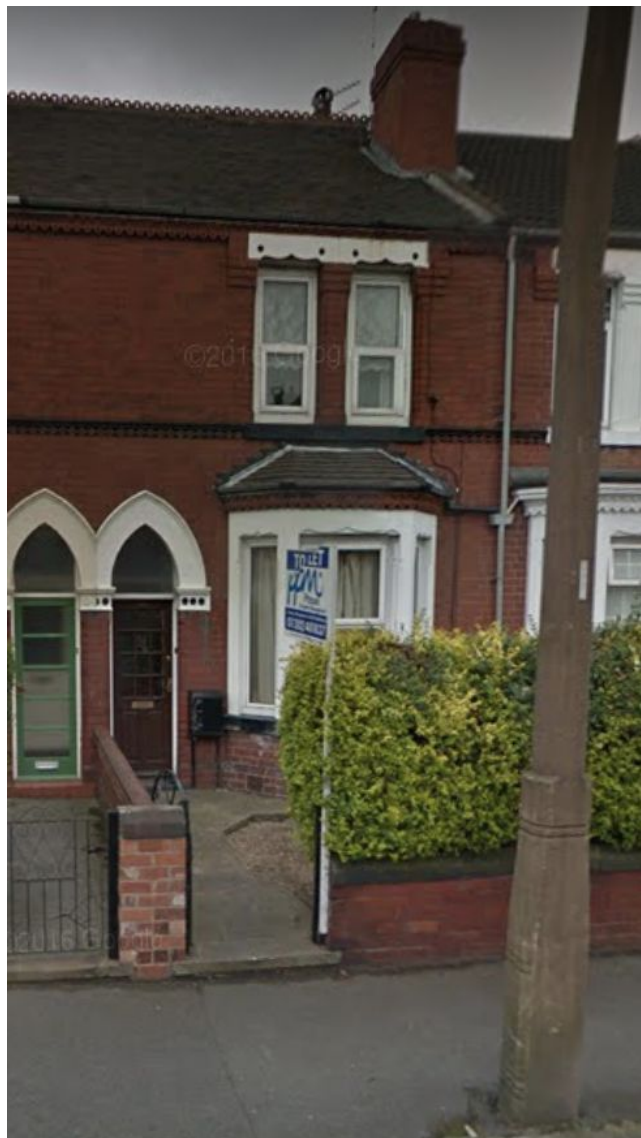
Purchase Price = £130,000

Finders Fee £4,000

Current Gross Income = £19,500 per annum

Must BE ABLE TO EXCHANGE IMMEDIATELY

AND COMPLETE WITHIN 28- 56 DAYS



Great Investment Opportunity!

For a limited time only, we have been able to secure a 5 bed terraced house, furnished, with a HMO license registered (applied for) close to Doncaster town centre.

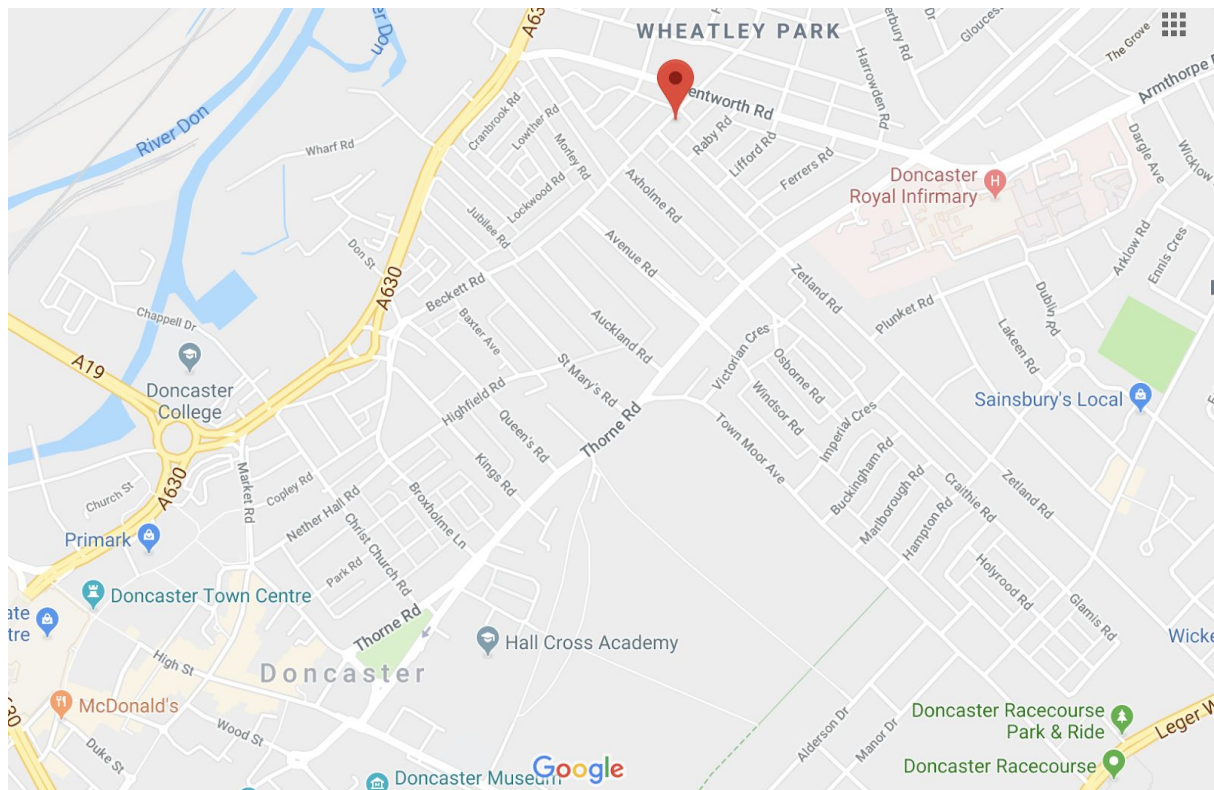
The area is primarily a busy residential suburb made up of mainly semi detached and terraced housing. It benefits from a large retail park, close proximity to Doncaster Royal Infirmary Hospital and also good bus routes around town.

The property is 1033 SQFT in total with 5 double bedrooms in total over 2 floors. The property is fully managed by a local agent.

Location

The property is situated:

- 0.3 miles from Doncaster Royal Infirmary
- 1.6 miles from Doncaster Railway Station
- 1.7 miles from Doncaster Town Centre
- 1.8 miles from Danum Retail Park



Rental

- The rooms are currently let out at 75 pw to a mixture of working and benefit tenants who have their rent paid by way of housing benefit. Total £300 pw.
- With all 5 rooms let, Total Income = £ 375 pw = £1,625 pcm.

- Rental demand remains strong in the area. Currently, Spareroom indicates that there are 70 people looking for rooms and 32 rooms available.
- There is potential to increase the room rates up to £85/wk with an internal tidy up (paint new furniture etc) possibly more depending on finish.

Sold Comparables (within 1/2 mile)

[309a, Beckett Road, Wheatley, Doncaster, South Yorkshire DN2 4LE](#)

£128,000 Detached , Freehold, Residential 08 Mar 2019 3 bed

[8, Durham Road, Doncaster, South Yorkshire DN2 4HN](#)

£91,000 Terraced, Freehold, Residential 06 Mar 2019 3 bed

[223, Beckett Road, Wheatley, Doncaster, South Yorkshire DN2 4BB](#)

£110,000 Semi-Detached, Freehold, 21 Jan 2019 3 Bed

For Sale Comparables (within 1/2 mile)

[Beckett Road , Doncaster , DN2](#)

£170,000 to £180,000 5 bed terraced - HMO , Income Potential : £20,540 pa

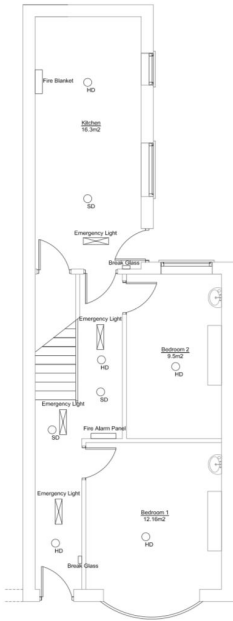
[Jubilee Road , Doncaster, DN1](#)

£169,500 5 bed terraced - HMO , Income : £23,360 pa

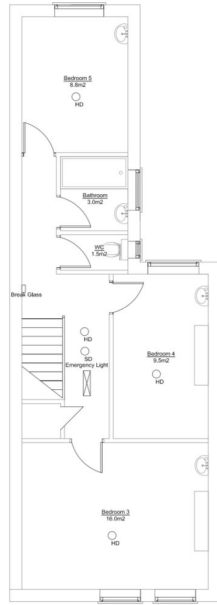
[Stanhope Road Doncaster , DN1](#)

£190,000 5 bed Terraced, HMO , Income Potential : £23,600 pa

The Property



Existing GF Plan Scale 1:50



Existing FF Plan Scale 1:50





[More Photo's Click Here](#)

The Vision

- To purchase the property for £ 130,000 and enjoy immediate cashflow
- Potentially refinance against its commercial valuation.
- Potential to increase the rent to £85 pw per room = £22,100 per annum following some basic redecoration

Expected Cashflow in Current Condition – 5 Rooms

- Total Rental Income = £1,625 pcm = £19,500 per annum

Costs to consider:

- Mortgage Cost @ 4% = £325 pcm
- Management @ 10%+Vat = £195 pcm
- Bills (based on £65 per person pcm)= £325 pcm

CASHFLOW AFTER ALL THE ABOVE COSTS

Managed= £780 pcm = £9,360 per annum

Self Managed = £975 pcm = £11,700 per annum

Capital Required To Get Involved:

- Purchase Price = £130,000
- Deposit @ 25% = £32,500
- Stamp Duty = £4,000
- Legals = £1,000
- Sellers Fee = £600
- Sourcing Fee = £4,000

Total Capital Required = £42,100

**The Return On Investment based on an investment
of £42,100**

Managed = 22% MANAGED

Self Managed = 28% UNMANAGED

**We are in contact with the local letting agent currently managing the property
who would continue to manage allowing you a handsfree transaction**

FIRST TO SEE WILL BUY!