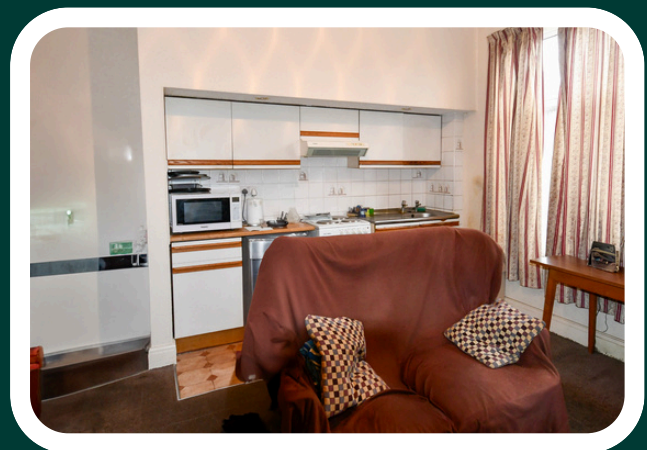
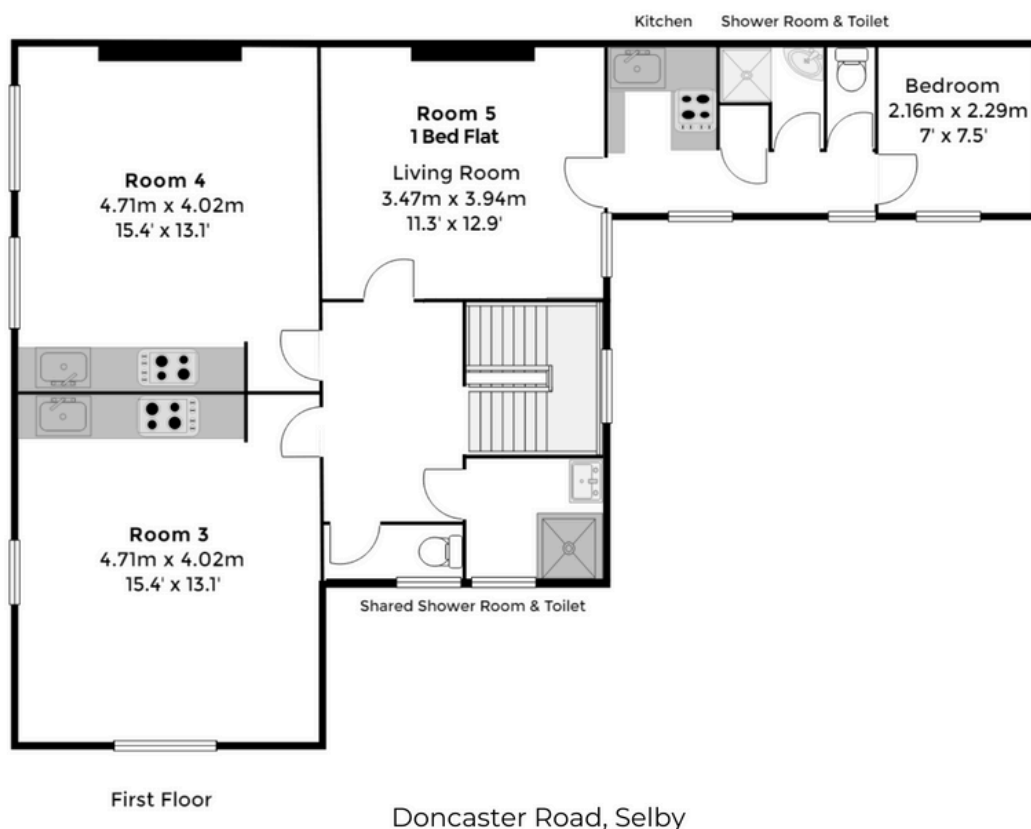
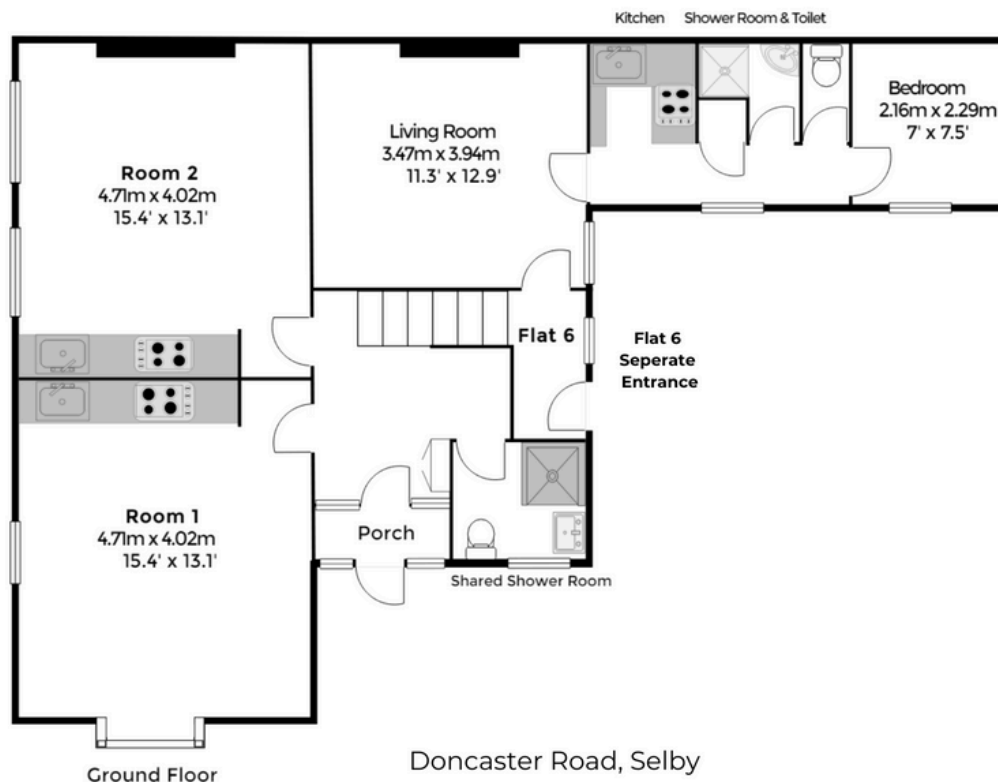


housemates



19 Doncaster Road HMO
Offers over £325,000 | 8.02% Net Yield

housemates



	Monthly	Yearly
Current rental income	£2,639	£31,671
Property management fees collected by Housemates at 6% of rents	(£185)	(£2,217)
Predicted Utility Expenses	(£150)	(£1,800)
Predicted Council Tax	(£133)	(£1,600)
Gross Yield Lease income / Purchase price 31,671 / 325,000	9.75%	
Net Yield $\frac{Income - fees - expenses}{Price} = \frac{31,671 - 5,617}{325,000}$	8.02%	
Calculations when Remortgaged at 75% LTV		
Deposit (25%)	(£81,250)	
Repayment of interest only mortgage (5%)	(£1,016)	(£12,188)
Remortgaged Yield $\frac{Income - fees - expenses - repayment}{Price \times 25\%}$ $\frac{31,671 - 5,617 - 12,188}{325,000 \times 0.25}$	17.07%	
5 Year Appreciation projected at 7% annually	£130,829	
5 Year ROI	80.34%	
5 Year ROI remortgaged	246.36%	

ROI calculations

5 Year ROI

$$\frac{(Income - fees - expenses) \times years + Price \times (appreciation^{years} - 1)}{Price}$$

$$\frac{(31,671 - 5,617) \times 5 + 325,000 \times (1.07^5 - 1)}{325,000}$$

5 Year ROI remortgaged

$$\frac{(Income - fees - expenses - repayment) \times years + Price \times (appreciation^{years} - 1)}{Price \times 25\%}$$

$$\frac{(31,671 - 5,617 - 12,188) \times 5 + 325,000 \times (1.07^5 - 1)}{325,000 \times 0.25}$$



The property is in great exterior condition, but would greatly benefit from additional internal modernisation. This will enable further rent increases, potentially **increasing** net yield regardless of additional initial capital. This will also **contribute** to property value.

- Four rooms & two flats, placing this HMO outside the scope of Selby HMO licencing requirements - no licence required!
- Victorian style, favourable location and property value increase with additional internal modernisation boost this property's potential capital appreciation beyond the predicted 7%.
- Gas & Electric for rooms paid by tenants. Flats pay for their own utilities and council tax. The owner has minimal utility expenses.