

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Lindum Road, Lincoln, LN2

208008649

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





## Property Description

Our latest listing is in Lindum Road, Lincoln, LN2

Get instant cash flow of **£5,750** per calendar month with a **7.5%** Gross Yield for investors.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



Lindum Road, Lincoln,  
LN2

208008649



## Property Key Features

**15 Bedrooms**

**3 Bathrooms**

**Modern Lounge and Kitchen**

**Spacious Rooms**

**Factor Fees: £0.00**

**Ground Rent: £0.00**

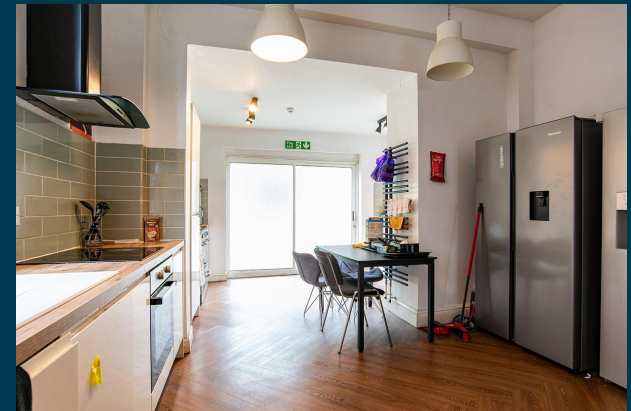
**Lease Length: £0.00**

**Current Rent: £5,750**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £920,000.00 and borrowing of £690,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 920,000

|                  |             |
|------------------|-------------|
| 25% Deposit      | £230,000.00 |
| SDLT Charge      | 61100       |
| Legal Fees       | £1,000.00   |
| Total Investment | £292,100.00 |

# 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        | £5,750           |
| Mortgage Payments on £690,000.00 @ 5% | £2,875.00        |
| Est. Building Cover (Insurance)       | £15.00           |
| Approx. Factor Fees                   | £0.00            |
| Ground Rent                           | £0.00            |
| Letting Fees                          | £575.00          |
| <b>Total Monthly Costs</b>            | <b>£3,465.00</b> |
| <b>Monthly Net Income</b>             | <b>£2,285</b>    |
| <b>Annual Net Income</b>              | <b>£27,420</b>   |
| <b>Net Return</b>                     | <b>9.39%</b>     |

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£15,920**  
Adjusted To

Net Return                      **5.45%**

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

Annual Net Income      **£13,620**  
Adjusted To

Net Return                      **4.66%**

# 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 £895,000.



£895,000

## 19 bedroom detached house for sale

Monks Road, Lincoln, LN2

+ Add to report

NO LONGER ADVERTISED

Investment Opportunity | Substantial HMO Property | 16 En Suite Bedrooms | 9.7% - 11.8% Gross Yi...

SOLD PRICE HISTORY



£600,000

## 15 bedroom detached house for sale

Lindum Road, Lincoln

+ Add to report

NO LONGER ADVERTISED

HOME OF MULTIPLE OCCUPANCY | INVESTMENT OPPORTUNITY | 14 of 15 Bedrooms Let at £100 per week with...

SOLD PRICE HISTORY

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £7,605 based on the analysis carried out by our letting team at **Let Property Management**.



£7,605 pcm

## 15 bedroom house

Greestone Lodge, Lincoln,

+ Add to report

NO LONGER ADVERTISED

STUDENT MANSION AVAILABLE FOR 23/24 There's a brand new kitchen with range style cookers, massive...

SOLD PRICE HISTORY



£5,577 pcm

## 11 bedroom house share

Stairs House, Lindum Road, Lincoln

+ Add to report

NO LONGER ADVERTISED






MANSION IN THE HEART OF LINCOLN! This is an enormous mansion, located minutes away from the best ...

SOLD PRICE HISTORY

# 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**
-  Standard Tenancy Agreement In Place: **YES**
-  Fully compliant tenancy: **YES**  
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **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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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**