

LET PROPERTY PACK

INVESTMENT INFORMATION

Monks Road, Lincoln, LN2

207746715

 www.letproperty.co.uk





Property Description

Our latest listing is in Monks Road, Lincoln, LN2

This property has a potential to rent for **£1,213** which would provide the investor a Gross Yield of **7.2%** if the rent was increased to market rate.

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...



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Property Key Features

4 Bedrooms

2 Bathrooms

Porch

Driveway

Factor Fees: £0.00

Ground Rent: £0.00

Lease Length: £0.00

Market Rent: £1,213

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £201,000.00 and borrowing of £150,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 201,000

25% Deposit	£50,250.00
SDLT Charge	6030
Legal Fees	£1,000.00
Total Investment	£57,280.00

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	£1,213
Mortgage Payments on £150,750.00 @ 5%	£628.13
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	£0.00
Letting Fees	£121.30
Total Monthly Costs	£764.43
Monthly Net Income	£449
Annual Net Income	£5,383
Net Return	9.40%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,957**
Adjusted To

Net Return **5.16%**

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

Annual Net Income **£2,368**
Adjusted To

Net Return **4.13%**

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 £179,000.



£179,000

4 bedroom terraced house for sale

Monks Road, Lincoln

+ Add to report

NO LONGER ADVERTISED

No Chain - Article 4 Property | Mid Terraced House | City Centre | Three/Four Bedrooms | Two Show...

SOLD PRICE HISTORY



£145,000

3 bedroom terraced house for sale

Monks Road, Lincoln, LN2

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

Larger Than Average Bay Fronted Terrace | Living Room, Dining Room & Study | Three Good Sized Bed...

SOLD PRICE HISTORY

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,387 based on the analysis carried out by our letting team at **Let Property Management**.



£1,387 pcm

4 bedroom house

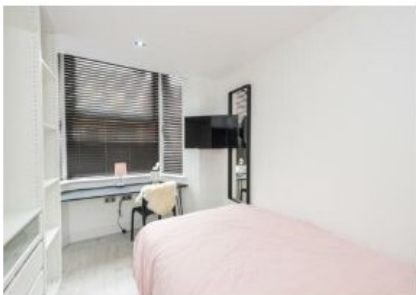
1 Bedroom in Shared House, Cromwell Street

+ Add to report

NO LONGER ADVERTISED

Available Now | Close to Town Centre | Available for Sharing Students and Professionals
| All Dou...

SOLD PRICE HISTORY



£1,040 pcm

2 bedroom house

100 Monks Road, Lincoln, Lincoln

+ Add to report

NO LONGER ADVERTISED






Two rooms left in this gorgeous shared property! This property is brand new for 2023/24! Beautifu...

Marketed from 23 Mar 2023 to 10 Aug 2023 (139 days) by HYBR, East London

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**
-  Current term of tenancy: **VACANT**
-  Standard Tenancy Agreement In Place: **NO**
-  Payment history: **N/A**
-  Fully compliant tenancy: **NO**
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