

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Cullingford Way, Louth,  
LN11

211643223

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





## Property Description

Our latest listing is in Cullingford Way, Louth, LN11

Get instant cash flow of **£4,385** per calendar month with a **5.5%** Gross Yield for investors.

This property has a potential to rent for **£4,475** which would provide the investor a Gross Yield of **5.6%** 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...**



Cullingford Way, Louth,  
LN11

211643223



## Property Key Features

**Portfolio of 5 Houses**

**2 Semi-Detached and 3  
Terraced Houses**

**3 Bedrooms**

**Driveway and Rear Garden  
Space**

**Factor Fees: £0.00**

**Ground Rent: £0.00**

**Lease Length: Freehold**

**Current Rent: £4,385**

**Market Rent: £4,475**

# Lounge



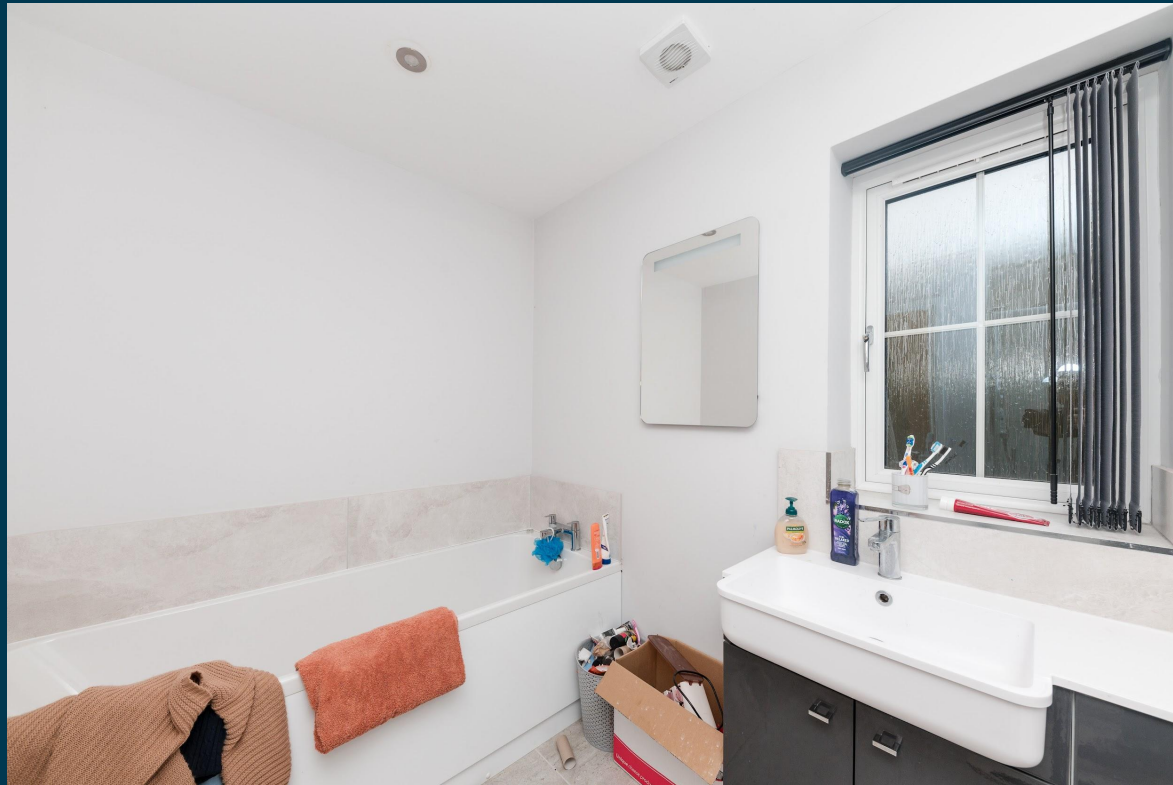
# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £965,000.00 and borrowing of £723,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 965,000

25% Deposit	£241,250.00
SDLT Charge	66700
Legal Fees	£1,000.00
Total Investment	£308,950.00

# 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.



The monthly rent of this property is currently set at £4,385 per calendar month but the potential market rent is

£ 4,475

Returns Based on Rental Income	£4,385	£4,475
Mortgage Payments on £723,750.00 @ 5%	£3,015.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£0.00	
Letting Fees	£438.50	£447.50
<b>Total Monthly Costs</b>	<b>£3,469.13</b>	<b>£3,478.13</b>
<b>Monthly Net Income</b>	<b>£916</b>	<b>£997</b>
<b>Annual Net Income</b>	<b>£10,991</b>	<b>£11,963</b>
<b>Net Return</b>	<b>3.56%</b>	<b>3.87%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£3,013**  
Adjusted To

Net Return                      **0.98%**

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

Annual Net Income      **-£2,513**  
Adjusted To

Net Return                      **-0.81%**

# 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 £216,000.



£216,000

## 3 bedroom house for sale

+ Add to report

Cullingford Way, Louth, Lincolnshire, LN11 9FN

NO LONGER ADVERTISED

Marketed from 24 Feb 2023 to 2 May 2023 (67 days) by yieldit, Manchester



£199,000

## 3 bedroom terraced house for sale

+ Add to report

Cullingford Way, Newmarket, Louth

NO LONGER ADVERTISED

SOLD STC

Marketed from 12 Jul 2023 to 19 Aug 2024 (404 days) by TES Property (Lincolnshire) Limited, Louth

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £895 based on the analysis carried out by our letting team at **Let Property Management**.



£895 pcm

## 3 bedroom end of terrace house

+ Add to report

Cullingford Way, Louth

NO LONGER ADVERTISED

LET AGREED

Marketed from 14 Jun 2024 to 7 Aug 2024 (54 days) by Stevens Property Management Ltd, Louth



£850 pcm

## 3 bedroom semi-detached house

+ Add to report

Cullingford Way, Louth

NO LONGER ADVERTISED






LET AGREED

Marketed from 11 May 2023 to 7 Jun 2023 (26 days) by Stevens Property Management Ltd, Louth

# 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: **Within 2 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.



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

Cullingford Way, Louth, LN11

211643223

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**