

LET PROPERTY PACK

INVESTMENT INFORMATION

Hill Crest Guest House,
Isaacs Hill, Cleethorpes,
DN35 8JU

216441839

 www.letproperty.co.uk





Property Description

Our latest listing is in Hill Crest Guest House, Isaacs Hill, Cleethorpes, DN35 8JU

Get instant cash flow of **£5,500** per calendar month with a **17.6%** Gross Yield for investors.

For investors that are looking for a reliable long term investment, this portfolio is perfected 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

Portfolio of 9 Studio Apartments

9 Ensuities and Kitchenettes

A Successful Holiday Let

**Perfect for Buyers Looking to
Move Up the Property Ladder**

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £5,500

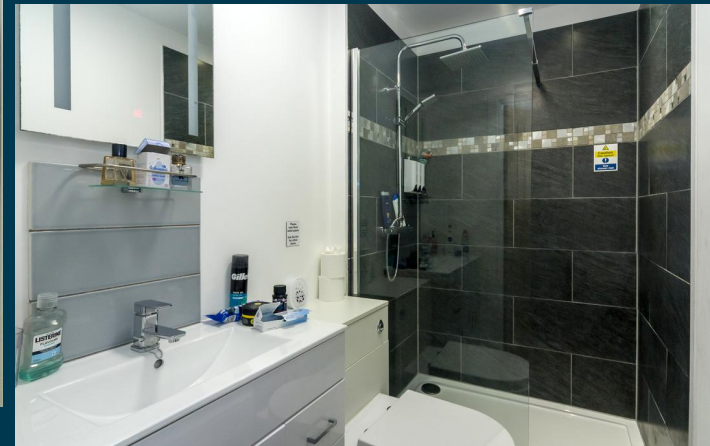
Communal Kitchen



Bedrooms



Bathrooms / Ensuites



Exterior





Figures based on assumed purchase price of £374,000.00 and borrowing of £280,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 374,000.00

25% Deposit £93,500.00

SDLT Charge £27,400

Legal Fees £1,000.00

Total Investment £121,900.00

Projected Investment Return



The monthly rent of this property is currently set at £5,500 per calendar month.



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	£5,500
Mortgage Payments on £280,500.00 @ 5%	£1,168.75
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	Freehold
Letting Fees	£550.00
Total Monthly Costs	£1,733.75
Monthly Net Income	£3,766.25
Annual Net Income	£45,195.00
Net Return	37.08%

Return **Stress Test** Analysis Report



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

Annual Net Income **£34,195.00**
Adjusted To

Net Return **28.05%**

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

Annual Net Income **£39,585.00**
Adjusted To

Net Return **32.47%**

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: **N/A**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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.



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