

LET PROPERTY PACK

INVESTMENT INFORMATION

St. Andrews Street, Lincoln,
LN5

208008607

 www.letproperty.co.uk





Property Description

Our latest listing is in St. Andrews Street, Lincoln, LN5

Get instant cash flow of **£928** per calendar month with a **6.6%** Gross Yield for investors.

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **8.1%** if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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



St. Andrews Street,
Lincoln, LN5

208008607



Property Key Features

4 Bedrooms

1 Bathroom

Good Condition

Garden Space

Factor Fees: £0.00

Ground Rent: £0.00

Lease Length: £0.00

Current Rent: £928

Market Rent: £1,150

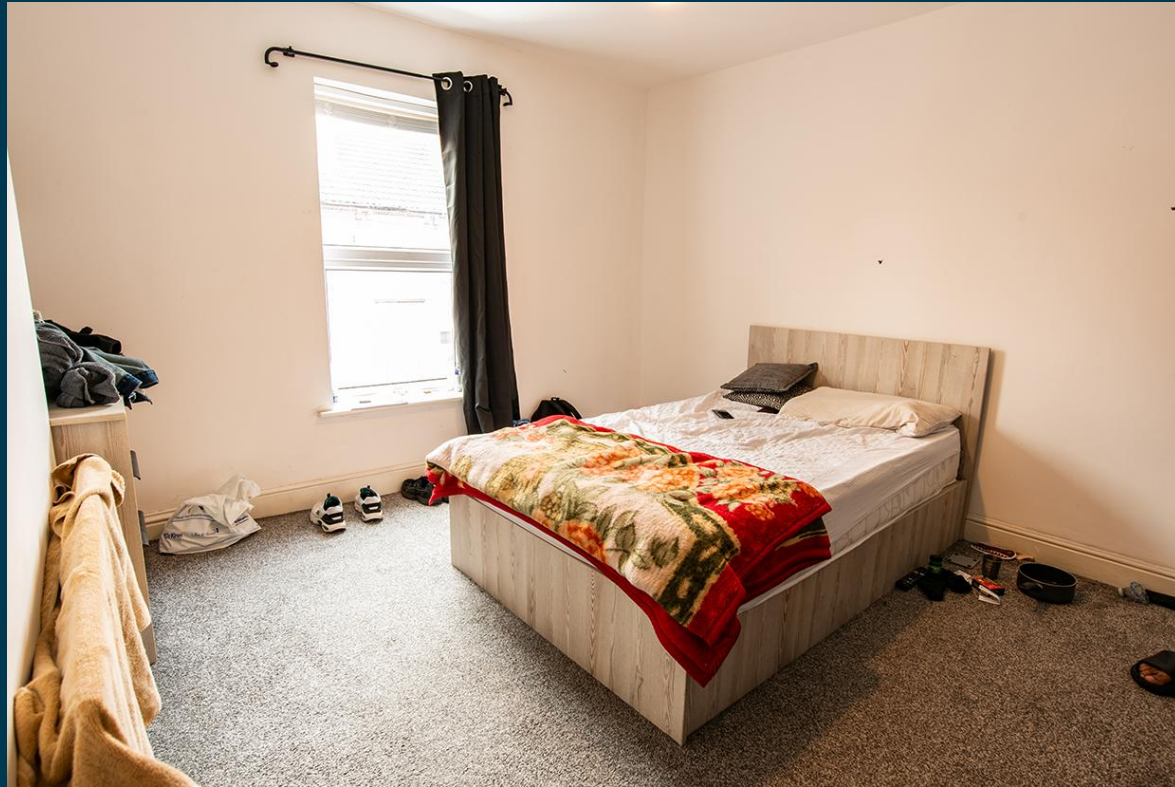
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £170,000.00 and borrowing of £127,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 170,000

25% Deposit	£42,500.00
SDLT Charge	5100
Legal Fees	£1,000.00
Total Investment	£48,600.00

Projected Investment Return



The monthly rent of this property is currently set at £928 per calendar month but the potential market rent is

£ 1,150

Returns Based on Rental Income	£928	£1,150
Mortgage Payments on £127,500.00 @ 5%	£531.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£0.00	
Letting Fees	£92.80	£115.00
Total Monthly Costs	£639.05	£661.25
Monthly Net Income	£289	£489
Annual Net Income	£3,467	£5,865
Net Return	7.13%	12.07%

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.



Return **Stress Test** Analysis Report



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

Annual Net Income **£3,565**
Adjusted To

Net Return **7.34%**

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

Annual Net Income **£3,315**
Adjusted To

Net Return **6.82%**

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 £175,000.



£175,000

4 bedroom terraced house for sale

St Andrews Street, Lincoln, LN5

+ Add to report

NO LONGER ADVERTISED SOLD STC

Ready Made Investment Opportunity | C4 Certificate of Lawfulness Approved | Well Presented Throug...

SOLD PRICE HISTORY



£124,950

4 bedroom terraced house for sale

St. Andrews Street, Lincoln

+ Add to report

NO LONGER ADVERTISED

Investment House Share | Current C4 Usage | 4 Bedrooms | Potential Approx £15,000pa | Potential A...

SOLD PRICE HISTORY

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,456 based on the analysis carried out by our letting team at **Let Property Management**.



£1,456 pcm

4 bedroom terraced house

St. Andrews Street, Lincoln, Lincolnshire, LN5

+ Add to report

NO LONGER ADVERTISED

Recently Refurbished | Fully Furnished | Close to City Centre | Modern Contemporary Feel Througho...

SOLD PRICE HISTORY



£1,200 pcm

4 bedroom end of terrace house

Sincil Bank, Lincoln, LN5 7TG

+ Add to report

NO LONGER ADVERTISED

LET AGREED






Central Lincoln | Virtual Tour Available | Available Now | Three Storey House | End Terrace | Par...

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: **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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St. Andrews Street, Lincoln, LN5

208008607

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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