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LET PROPERTY PACK

INVESTMENT INFORMATION

Dashwood Road, Alford, LN13 OAA

213140376

www.letproperty.co.uk



Property Description

Our latest listing is in Dashwood Road, Alford, LN13 0AA

Get instant cash flow of £600 per calendar month with a 4.8% Gross Yield for investors.

This property has a potential to rent for £619 which would provide the investor a Gross Yield of 5.0% if the rent was increased to market rate.

With great potential returns and located within a prime rental location in Alford, it will make for a reliable long term investment for an investor.

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







Dashwood Road, Alford,¹ LN13 OAA

213140376

2 Bedrooms 1 Bathroom Spacious Rooms Spacious Lounge

 \oslash

Factor Fees: Freehold Ground Rent: Freehold Lease Length: Freehold Current Rent: £600 Market Rent: £619

Property Key Features













Bedrooms





Bathroom











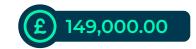
Initial Outlay





Figures based on assumed purchase price of £149,000.00 and borrowing of £111,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit	£37,250.00
SDLT Charge	£4,470
Legal Fees	£1,000.00
Total Investment	£42,720.00

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 £600 per calendar month but the potential market rent is \bigcirc

Returns Based on Rental Income	£600	£619
Mortgage Payments on £111,750.00 @ 5%	£465.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	Freehold	
Ground Rent	Freehold	
Letting Fees	£60.00	£61.90
Total Monthly Costs	£540.63	£542.53
Monthly Net Income	£59.38	<mark>£76.48</mark>
Annual Net Income	£712.50	£917.70
Net Return	1.67%	<mark>2.15%</mark>



619

Return Stress Test Analysis Report





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

Annual Net Income -£320.30 Adjusted To

Net Return -0.75%

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

Annual Net Income -£1,317.30 Adjusted To

Net Return -3.08%

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 £180,000.

	2 bedroom end of terrace house for sale	+ Add to repor
H 1 1	West View Crescent Chapel St Leonards	
	CURRENTLY ADVERTISED	
£180,000	Marketed from 10 Dec 2024 by Oxford Family Estates, Chapel St. Lee	omàndis
	End Terraced House 2 Bedrooms Plenty of Parking Good Size Roo	ms Throughout [Insulated Gard
	Sold price history:	Vlew
	16/03/2011	694,000
	Q EPC:	Vlew
Ulew floor pl	(Approx.) Sqft: 784 sq ft Price (£) per sqft: £229.45	
	2 bedroom end of terrace house for sale	+ Add to report
	2 bedroom end of terrace house for sale Lee Avenue, Coningsby, LN4	+ Add to repor
		+ Add to report
E180.000	Lee Avenue, Coningsby, LN4	+ Add to repor
	Lee Avenue, Coningsby, LN4 CURRENTLY ADVERTISED Marketed from 14 Oct 2024 by Newton Fallowel, Spilloby End terrace house Two bedrooms Lounge & kitchen Clockroom &	
£180,000	Lee Avenue, Coningsby, LN4 CURRENTLY ADVERTISED Marketed from 14 Oct 2024 by Newton Fallowell, Spilioby	
	Lee Avenue, Coningsby, LN4 CURRENTLY ADVERTISED Marketed from 14 Oct 2024 by Newton Fallowel, Spibiby End terrace house Two bedrooms Lounge & kitchen Clockroom &	bathroom Two parking spaces
	Lee Avenue, Coningsby, LN4 CURRENTLY ADVERTISED Marketed from 14 Oct 2024 by Newton Fallowell, Spibioly End terrace house [Two bedrooms [Lounge & kitchen] Cloakroom & Sold price history:	bathroom Two parking spaces View

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.

	2 bedroom end of terrace house	+ Add to repor	
	a Mill View Court, Market Rasen		
	NO LONGER ADVERTISED		
(750	Marketed from 9 Nov 2023 to 29 Feb 2024 (112 days) by Robert B	Sell & Company, Lincoln	
£750 pcm	RENT: 6750 PCM / DEPOSIT: 6865.38 [EPC: D / COUNCIL TAX BAND: A [END OF TERRACED HOUSE] TWO 8		
	Ø Sold price history:	View	
	24/03/2010	£90,000	
	09/05/2003	£78,250	
	Q EPC:	View	
	(Approx.) Sqft: 603 sq ft Price (£) per sqft: £1.24		
	2 bedroom end of terrace house	+ Add to report	
n 🖩 🖬 🗠	24 Mil Lane, Horncastle		
	NO LONGER ADVERTISED		
	Marketed from 8 Nov 2023 to 9 Nov 2023 by Robert Bell & Comp	any, Lincoln	
£750 pcm	Rent £750 Deposit £865.28 EPC D, Council Tax A 2 bedrooms	End Terrace House Contact Hornc	
	Sold price history:	View	
	06/10/2023	£159,950	
	28/03/2022	694,000	
	11/05/2010	£83,000	
	Q EPC:	View	



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: **Moved in**

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.



Interested in this property investment?

Call us on 0141 478 0985

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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.

