

LET PROPERTY PACK

INVESTMENT INFORMATION

Dashwood Road, Alford,
LN13 0AA

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,
LN13 0AA

213140376



Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

Spacious Lounge

Factor Fees: Freehold

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £600

Market Rent: £619

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





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

£ 149,000.00

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

£ 619

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	£76.48
Annual Net Income	£712.50	£917.70
Net Return	1.67%	2.15%

Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **-£320.30**

Net Return **-0.75%**

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


Annual Net Income Adjusted To **-£1,317.30**

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


West View Crescent Chapel St Leonards

CURRENTLY ADVERTISED

Marketed from 10 Dec 2024 by Oxford Family Estates, Chapel St, Leonards

End Terraced House | 2 Bedrooms | Plenty of Parking | Good Size Rooms Throughout | Insulated Gard...

£180,000



[View floor plan](#)


[+ Add to report](#)

Sold price history: [View](#)

16/03/2011	£94,000
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EPC: [View](#)

(Approx.) Sqft: **784 sq ft** Price (€) per sqft: **€229.45**



2 bedroom end of terrace house for sale


Lee Avenue, Coningsby, LN4

CURRENTLY ADVERTISED

Marketed from 14 Oct 2024 by Newton Fallowell, Spilby

End terrace house | Two bedrooms | Lounge & kitchen | Cloakroom & bathroom | Two parking spaces |...

£180,000



[View floor plan](#)

[+ Add to report](#)

Sold price history: [View](#)

29/07/2022	£179,950
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EPC: [View](#)

(Approx.) Sqft: **624 sq ft** Price (€) per sqft: **€288.32**

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 report

8 Mill View Court, Market Rasen

NO LONGER ADVERTISED **LET AGREED**

Marketed from 9 Nov 2023 to 29 Feb 2024 (112 days) by Robert Bell & Company, Lincoln

RENT: £750 PCM / DEPOSIT: £865.38 | EPC: D / COUNCIL TAX BAND: A | END OF TERRACED HOUSE | TWO B...


£750 pcm

Sold price history: View

24/03/2010	£90,000
09/05/2003	£78,250

EPC: View

(Approx.) Sqft: **603 sq ft** Price (€) per sqft: **€1.24**



2 bedroom end of terrace house + Add to report

24 Mill Lane, Horncastle

NO LONGER ADVERTISED

Marketed from 8 Nov 2023 to 9 Nov 2023 by Robert Bell & Company, Lincoln

Rent: £750 Deposit: £865.28 | EPC: D, Council Tax: A | 2 bedrooms | End Terrace House | Contact Horn...

£750 pcm

Sold price history: View

06/10/2023	£159,950
28/03/2022	£94,000
11/05/2010	£83,000

EPC: View

(Approx.) Sqft: **560 sq ft** Price (€) per sqft: **€1.34**

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: **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.



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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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