

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

This property has a potential to rent for **£850** which would provide the investor a Gross Yield of **7.4%** if the rent was increased to market rate.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

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



Dashwood Road, Alford,
LN13 0AA

213140376



Property Key Features

3 Bedrooms

1 Bathroom

Triple-Fixture Bathroom

Parking Available

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £850

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £138,000.00 and borrowing of £103,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 138,000.00

25% Deposit	£34,500.00
SDLT Charge	£7,160
Legal Fees	£1,000.00
Total Investment	£42,660.00

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.



Returns Based on Rental Income	£850
Mortgage Payments on £103,500.00 @ 5%	£431.25
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£85.00
Total Monthly Costs	£531.25
Monthly Net Income	£318.75
Annual Net Income	£3,825.00
Net Return	8.97%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,125.00**
Adjusted To

Net Return **4.98%**

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

Annual Net Income **£1,755.00**
Adjusted To

Net Return **4.11%**

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 £155,000.



£155,000

2 bedroom end of terrace house for sale

South Street, Alford

CURRENTLY ADVERTISED

Marketed from 16 Jul 2024 by Choice Properties, Alford

Spacious End Terrace House | 2 Bedrooms | Good Sized Open Plan Kitchen/Dining Room | Living Room ...

+ Add to report



£149,950

2 bedroom end of terrace house for sale

Hanby Lane, Alford

NO LONGER ADVERTISED

SOLD STC

Marketed from 24 Sep 2024 to 24 Mar 2025 (181 days) by Bilttons, Covering Lincolnshire

BRAND NEW TWO BEDROOMED TOWNHOUSE | SPACIOUS OPEN PLAN LIVING DINING KITCHEN | FULLY INTEGRATED K...

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £650 based on the analysis carried out by our letting team at **Let Property Management**.



£650 pcm

2 bedroom end of terrace house

+ Add to report

St Michaels Lane, Wainfleet St Mary

NO LONGER ADVERTISED

LET AGREED

Marketed from 22 Mar 2024 to 5 Apr 2024 (14 days) by Willsons, Skegness

2 Bedroom Semi-detached House | Newly Refurbished | Allocated Parking at front of house | Enclose...



£625 pcm

2 bedroom end of terrace house

+ Add to report

Eve Street, Louth

NO LONGER ADVERTISED

LET AGREED

Marketed from 14 Nov 2024 to 12 Dec 2024 (28 days) by Masons Lettings, Louth

Reception Room | First Floor Wet Room | Paved courtyard garden | Second Reception/Dining Room | F...

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.



 www.letproperty.co.uk

Dashwood Road, Alford, LN13 0AA

213140376

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.

