

## LET PROPERTY PACK

### **INVESTMENT INFORMATION**

Carholme Road, Lincoln, LNI 1RU

221303232











## **Property Description**

Our latest listing is in Carholme Road, Lincoln, LN1 1RU

Get instant cash flow of £3,105 per calendar month with a 11.64% Gross Yield for investors.

With tenants 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...











4 Bedrooms

4 Bathrooms

**On-Street Parking** 

**Private Front and Rear Gardens** 

**Factor Fees: TBC** 

**Ground Rent: Freehold** 

Lease Length: Freehold

Current Rent: £3,105

221303232

## Lounge









## Kitchen





## Bedrooms



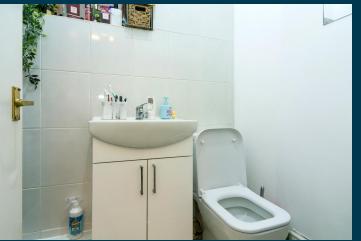


## **Bathroom**









## **Exterior**









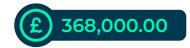
## **Initial Outlay**





Figures based on assumed purchase price of £368,000.00 and borrowing of £276,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

### **ASSUMED PURCHASE PRICE**



25% Deposit **£92,000.00** 

SDLT Charge £26,800

Legal Fees £1,000.00

Total Investment £119,800.00

### **Projected Investment Return**



## The monthly rent of this property is currently set at £3,105 per calendar month



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.

Returns Based on Rental Income	£3,105
Mortgage Payments on £276,000.00 @ 5%	£1,150.00
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	ТВС
Ground Rent	Freehold
Letting Fees	£310.50
Total Monthly Costs	£1,475.50
Monthly Net Income	£1,629.50
Annual Net Income	£19,554.00
Net Return	16.32%

### **Return Stress Test Analysis** Report





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

£13,344.00

Annual Net Income

**Adjusted To** 

Net Return 11.14%

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

Annual Net Income

£14,034.00

Adjusted To

Net Return

11.71%

### 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 £410,000.



4 bedroom semi-detached house for sale

+ Add to report

St. Catherines, Lincoln

NO LONGER ADVERTISED

Marketed from 23 Nov 2023 to 9 Dec 2024 (382 days) by Martin & Co, Lincoln

£410,000

£400,000

Extensively Renovated | Fitted Breakfast Kitchen with Appliances | New Gas Central Heating System...



4 bedroom semi-detached house for sale

+ Add to report

Mount Street, Lincoln, LN13JF

NO LONGER ADVERTISED

RTISED SOLD STC

Marketed from 12 Apr 2024 to 17 Apr 2025 (369 days) by eXp UK, North East

Bay fronted period home | Extended accommodation | 4 bedrooms | loft conversion | Open plan kitch...

### Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £3,350 based on the analysis carried out by our letting team at **Let Property**Management.



£3,350 pcm

#### 4 bedroom semi-detached house

+ Add to report

James Street, Lincoln, LN2

#### NO LONGER ADVERTISED

Marketed from 21 Nov 2024 to 22 Nov 2024 by OpenRent, London

No Agent Fees | Property Reference Number: 2165640



£3,215 pcm

#### 4 bedroom semi-detached house

+ Add to report

\*£148pppw incl bills + two free large Papa John's pizzas weekly (T+C's apply)\* Queens Road East, Beeston, NG9 2GS

#### NO LONGER ADVERTISED

Marketed from 13 Oct 2024 to 7 Dec 2024 (55 days) by Top 365, Nottingham

Large Back Garden | Fully Furnished | Fully fitted kitchen | 43" TVS in each room | Off Road Par...

### **Current Tenant Profile**



We've created a tenant profile report to showcase the current agreement of occupancy in place with this property.



Tenancy Agreement in place: Yes



Current term of tenancy: **Moved in** within the last 2 years



Standard Tenancy Agreement In Place: **Yes** 



Payment history: On time for length of tenancy



Fully compliant tenancy: Yes

Fully compliant tenancy including EICR & Gas Safety in order

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** 



Carholme Road, Lincoln, LN1 1RU



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.