

LET PROPERTY PACK

INVESTMENT INFORMATION

Carholme Road, Lincoln,
LN1 1RU

221303232

 www.letproperty.co.uk





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...



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Property Key Features

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

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





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

£ 368,000.00

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	TBC
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

Annual Net Income **£13,344.00**
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.



£410,000

4 bedroom semi-detached house for sale

+ Add to report

St. Catherine's, Lincoln

NO LONGER ADVERTISED

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

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



£400,000

4 bedroom semi-detached house for sale

+ Add to report

Mount Street, Lincoln, LN1 3JF

NO LONGER ADVERTISED

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

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

+ Add to report



£3,215 pcm

4 bedroom semi-detached house

£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...

+ Add to report

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**



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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