

LET PROPERTY PACK

INVESTMENT INFORMATION

St Marys Avenue, Lincoln,
LN2

227991123

 www.letproperty.co.uk





Property Description

Our latest listing is in St Marys Avenue, Lincoln, LN2

Get instant cash flow of **£950** per calendar month with a **6.3%** Gross Yield for investors.

This property has a potential to rent for **£1,200** which would provide the investor a Gross Yield of **8.0%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



St Marys Avenue, Lincoln,
LN2

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Property Key Features

2 bedrooms

1 bathroom

Front and Back Garden Area

Easy access to local amenities

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £950

Market Rent: £1,200

Lounge



Kitchen



Bedroom



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £180,000.00 and borrowing of £135,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 180,000.00

25% Deposit	£45,000.00
SDLT Charge	£10,100
Legal Fees	£1,000.00
Total Investment	£56,100.00

Projected Investment Return



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

The monthly rent of this property is currently set at £950 per calendar month but the potential market rent is



£1,200

Returns Based on Rental Income	£950	£1,200
Mortgage Payments on £135,000.00 @ 5%	£562.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£95.00	£120.00
Total Monthly Costs	£672.50	£697.50
Monthly Net Income	£277.50	£502.50
Annual Net Income	£3,330.00	£6,030.00
Net Return	5.94%	10.75%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,630.00**
Adjusted To

Net Return **6.47%**

If Interest Rates increased by 2% (from 5% to 7%)

Annual Net Income **£3,330.00**
Adjusted To

Net Return **5.94%**

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 £185,000.



£200,000

2 bedroom detached bungalow for sale

+ Add to report

St. Marys Avenue, Welton, Lincoln

NO LONGER ADVERTISED

Marketed from 30 Jun 2023 to 6 Nov 2023 (128 days) by Starkey & Brown, Lincoln

Corner Plot Position | Chain Free | Extensive uPVC Double Glazing & GCH | 2 Bedrooms | Spacious L ...



£185,000

2 bedroom end of terrace house for sale

+ Add to report

St. Marys Avenue, Welton, LN2

NO LONGER ADVERTISED

Marketed from 15 May 2023 to 2 Aug 2023 (78 days) by Lovelle Estate Agency, Lincoln

Two Bedrooms | Kitchen | Spacious Living Room | Central Heating | Double Glazing | ...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,300 based on the analysis carried out by our letting team at **Let Property Management**.



£1,300 pcm

2 bedroom apartment

+ Add to report

Venables Way, LINCOLN

NO LONGER ADVERTISED

LET AGREED

Marketed from 11 May 2026 to 22 Jul 2026 (71 days) by William H. Brown Lettings, Lincoln

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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