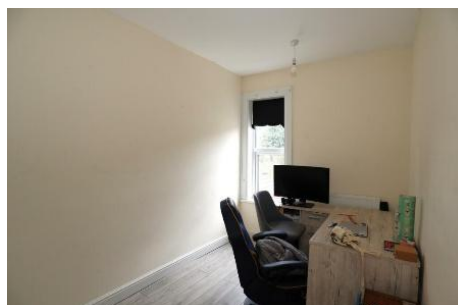




**INVESTORS  
PLATFORM LTD**

# Boultham Avenue, Lincoln

Purchase Price: £122,500 – £825 PCM Rent





**INVESTORS  
PLATFORM LTD**

# Property Overview

Property Address: 54 Boultham Avenue, Lincoln, LN5 7XZ

Investment Strategy: Buy-to-Let

Purchase Price: £122,500

Total Investment Required: £47,695

Projected End Value: £145,000

Expected ROI: 10%

Estimated Rental Income: £825 PCM

Projected Monthly Cash Flow: £269 (after mortgage & expenses fully managed)

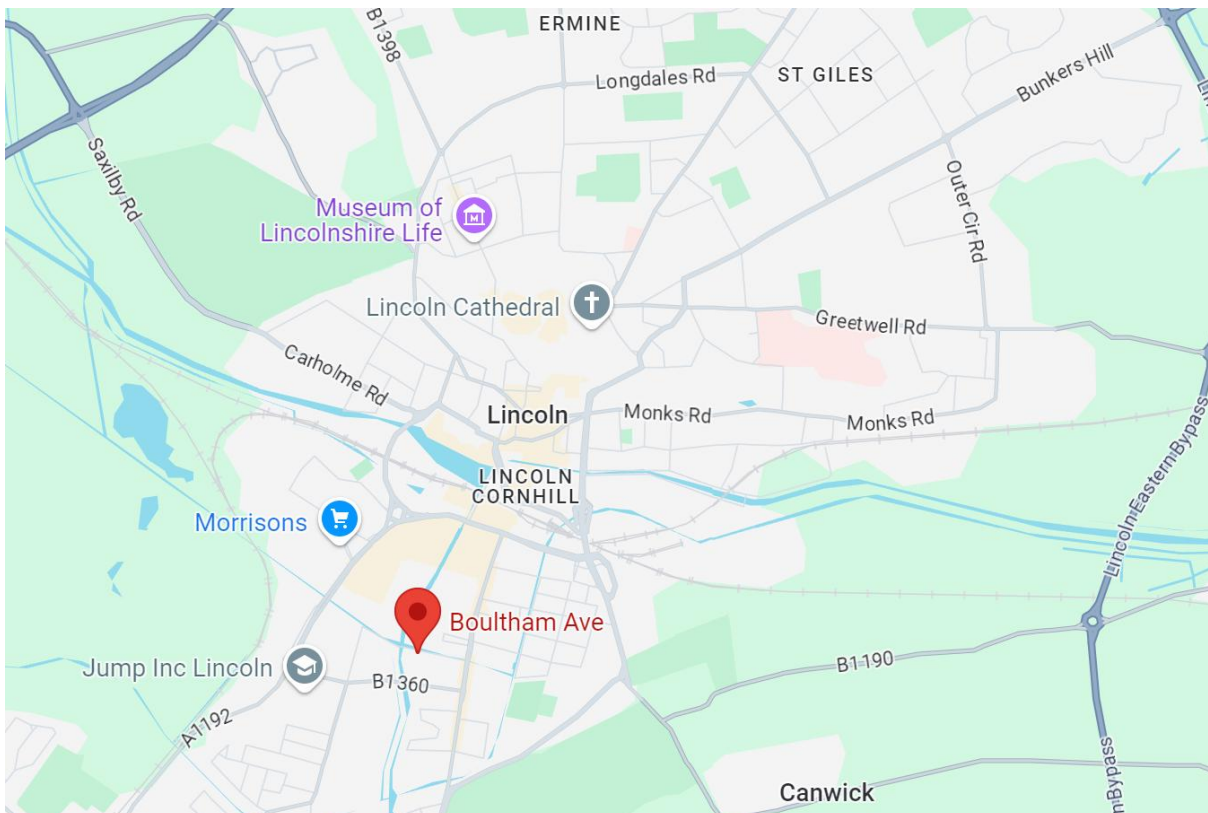
Type: Terrace

Size: 3 Bedroom, 78 sq.m

Condition: Good (4/5)

Key Features: Good Condition, Turnkey, Below Market Value, Cashflow

Nearby Amenities: Schools, Train station, A46 Nearby, High Street,  
Employment Hubs



# Benefits of Our Service


Investors Platform is a hands-free property investment service here to cater to your specific needs. As active investors, we personally own Lincoln Lettings Ltd and Myre Group, where we have built property portfolios and traded multiple properties since 2022. In addition, we assist others in creating lasting generational wealth through property investments.

We operate in the Lincoln, Nottingham and Derby and offer expert knowledge in the area. Within our service there is direct contact with the company owner Joe Martin who is available to answer any of your questions 24/7, and access to all our professional team should you require it. We aim to make the buying process as smooth as possible ensuring a timely completion.

We pride ourselves on working with investors from all different walks of life; whether you are at the start of your investment journey or looking to scale your portfolio, we work as a trusted partner to deliver your bespoke needs.

We are registered with the Property Redress Scheme, Information Commissioners office and the Anti Money Laundering scheme. Please ask should you require to see the certificates as evidence.

Furthermore, we have professional indemnity, employers' liability and public liability insurance.

**KE**  
3 reviews  GB



1 Nov 2024

## Couldn't be happier

Joe's extensive local knowledge has been invaluable to me as a property investor. His familiarity with every street and the specific potential issues to watch for in the area showcases his depth of experience and dedication. Joe has also built a reliable team around him, and his recommendations for trusted builders have been spot-on every time. These connections have proven incredibly valuable, as each recommendation has consistently over-delivered. I couldn't be happier with the level of support and expertise Joe brings to the table, making him a highly trusted partner in my investment journey.

**Date of experience:** 01 November 2024

# Comparables

## **Local Sale Comparable Number 1:**

**22 Boultham Avenue, Lincoln, LN5 7XZ**

Sold Price: £ £160,000

Condition: 4/5

Link: <https://www.zoopla.co.uk/property/uprn/235025948/>

## **Local Sale Comparable Number 2:**

**20 Boultham Avenue, Lincoln, LN5 7XZ**

Sold: £167,500

Condition: 4/5

Link: <https://www.zoopla.co.uk/property/uprn/235025946/>

## **Local Rental Comparable Number 1:**

Cranwell Street, Lincoln

Rental Agreed: £950

Link: [https://www.rightmove.co.uk/properties/158446499#/?channel=RES\\_LET](https://www.rightmove.co.uk/properties/158446499#/?channel=RES_LET)

## **Local Rental Comparable Number 2:**

Princess Street, Lincoln

Rent Agreed: £795 PCM

[https://www.rightmove.co.uk/properties/157741352#/?channel=RES\\_LET](https://www.rightmove.co.uk/properties/157741352#/?channel=RES_LET)



**Acquisition Costs:**

<b>Purchase Price</b>	<b>£122,500</b>
<b>Deposit</b>	<b>£30,625</b>
<b>Cash Needed</b>	<b>£17,070</b>
<b>Stamp Duty + Legals + Mort</b>	<b>£6,125 + £1,500 + £595</b>
<b>Refurb + Bills during Refurb + Agent Fee</b>	<b>£3,850 + £5,000</b>
<b>Cash In</b>	<b>£47,695</b>
<b>Total Project Cost</b>	<b>£139,570</b>
<b>Gross Rental Income</b>	<b>£825 PCM</b>
<b>Net Rental Income</b>	<b>£269 PCM / £3,232 PA</b>
<b>Return on Investment</b>	<b>10%</b>
<b>Capital Growth (4% Annum)</b>	<b>£5,800 / 13.3%</b>
<b>Combined Return</b>	<b>23.3%</b>



**Refurbishment Costs required:**

Item	Required	Estimated Cost	Comment
<b>Ground Floor</b>			
Kitchen	N		
Cooker/Extractor Fan	N		
Decoration	Y	£750	
Carpets/ Vinyl / Tiles	Y	£1000	
Walls/ Plastering	N		
Joinery	N		
Ceilings	N		
<b>First Floor</b>			
Bathroom	N		
Loft Insulation	Y	£200	
Decoration	Y	£750	
Carpets/ Vinyl	N		
Walls/ Plastering	N		
Joinery	N		
Ceilings	N		
<b>General</b>			
Central Heating System	N		
Boiler	Y	£100	Gas safe due 11/12/2025
Smoke/ CO Alarm	N		
Electrics	N		
Windows	N		
Damp	N		
EPC Upgrades	Y	£700	EPC upgrades to a C (7 points)
<b>External</b>			
Front and Rear Landscaping	N		
Roof	N		
Guttering	N		
External Brickwork	N		
External Door	N		
Contingencies	Y	£350	
<b>Estimated Total Refurbishment Work</b>		<b>£3850</b>	