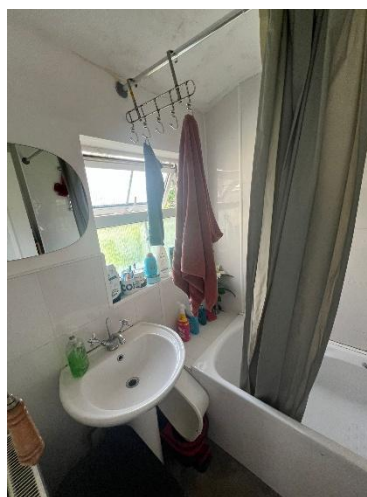




**INVESTORS  
PLATFORM LTD**

# Montague Terrace, Lincoln

Purchase Price: £120,000 – £900 PCM Rent





**INVESTORS  
PLATFORM LTD**

# Property Overview

Property Address: 5 Montague Terrace, Lincoln, LN2 5BE.

Investment Strategy: Buy-to-Let

Purchase Price: £120,000

Total Investment Required: £45,205

Projected End Value: £135,000

Expected ROI: 12%

Estimated Rental Income: £900 PCM

Projected Monthly Cash Flow: £462.50 PCM (After 5.5% Mortgage & Insurance) Self  
Managed

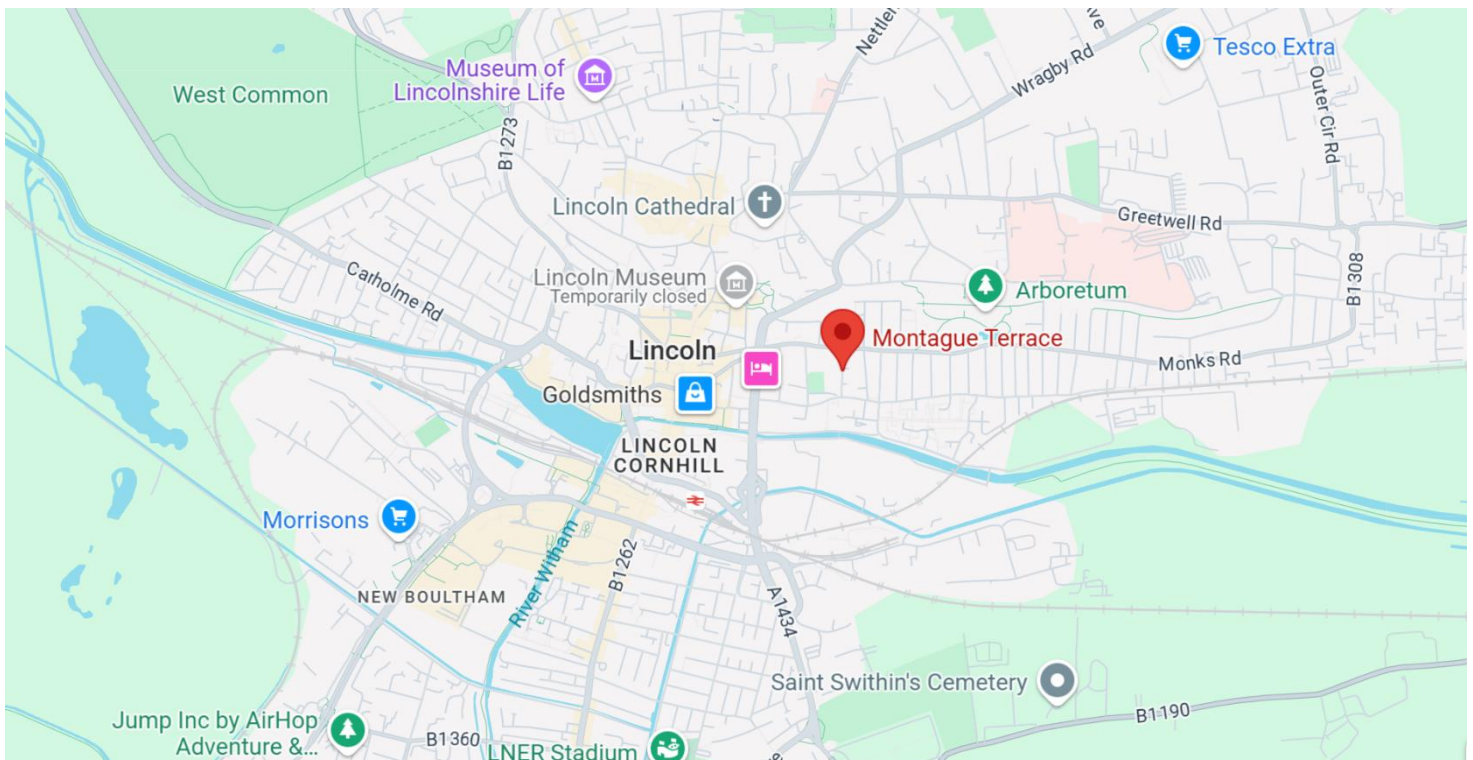
Type: Mid-Terrace

Size: 3 Bedroom, 71.1 sq.m

Condition: Good (4/5)

Key Features: Good Condition, Turnkey, Central City Location, 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

**Kelly**

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



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# Comparables

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

**3, Claremont Street, Lincoln LN2 5BN**

Sold Price: £162,000

Condition: 4/5

Link: <https://www.rightmove.co.uk/house-prices/details/8d180d15-263c-4be8-b5de-e49f08792a63>

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

**32, Lindum Avenue, Lincoln LN2 5JB**

Sold Price: £135,000

Condition: 4/5

Link: <https://www.rightmove.co.uk/house-prices/details/4aa0cb7e-b0ab-4f24-8cd5-38453207f8e5>

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

Cheviot Street, Lincoln, Lincolnshire, LN2 5JD

Rental Agreed: £1000 PCM

Link: [https://www.rightmove.co.uk/properties/162085088#/?channel=RES\\_LET](https://www.rightmove.co.uk/properties/162085088#/?channel=RES_LET)

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

Belmont Street, LN2 5LS

Rent Agreed: £1050 PCM

[https://www.rightmove.co.uk/properties/162244601#/?channel=RES\\_LET](https://www.rightmove.co.uk/properties/162244601#/?channel=RES_LET)



**Acquisition Costs:**

<b>Purchase Price</b>	<b>£120,000</b>
<b>Deposit</b>	<b>£30,000</b>
<b>Cash Needed</b>	<b>£15,205</b>
<b>Stamp Duty + Legals + Mort</b>	<b>£6,000 + £1,500 + £595</b>
<b>Refurb + Agent Fee</b>	<b>£2110 + £5,000</b>
<b>Cash In</b>	<b>£45,205</b>
<b>Total Project Cost</b>	<b>£135,205</b>
<b>Gross Rental Income</b>	<b>£900 PCM</b>
<b>Net Rental Income</b>	<b>£462.50 PCM / £5,550 PA</b>
<b>Return on Investment</b>	<b>12%</b>
<b>Capital Growth (4% Annum)</b>	<b>£5,400 / 11.9%</b>
<b>Combined Return</b>	<b>23.9%</b>



**Refurbishment Costs required:**

Item	Required	Estimated Cost	Comment
<b>Ground Floor</b>			
Kitchen	N		
Cooker/Extractor Fan	N		
Decoration	Y	£500	Touch up (Optional)
Carpets/ Vinyl / Tiles	N		
Walls/ Plastering	N		
Joinery	N		
Ceilings	N		
Bathroom	Y	£100	Silicone renewal (Optional)
<b>First Floor</b>			
EPC upgrades	Y	£350	(Optional)
Decoration	N	£500	Touch up (Optional)
Carpets/ Vinyl	N		
Walls/ Plastering	N		
Joinery	N		
Ceilings	N		
<b>General</b>			
Central Heating System	Y	£150	Gas Safety Certificate
EPC	Y	£60	(Optional)
Smoke/ CO Alarm	N		
Electrics	Y	£200	New EICR required
Windows	N		
Damp	N		
Clean	Y	£250	
<b>External</b>			
Front and Rear Landscaping	N		
Roof	N		
Guttering	N		
External Brickwork	N		
External Door	N		
Contingencies	N		
<b>Estimated Total Refurbishment Work</b>		£2110	