



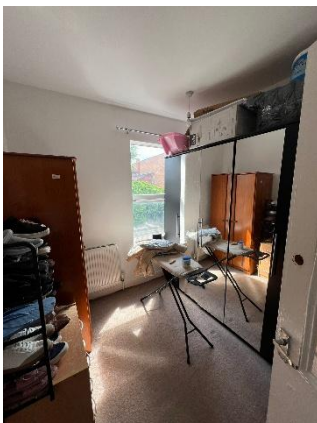
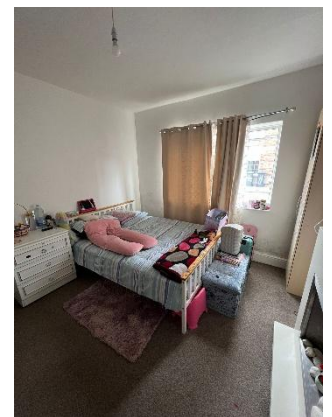
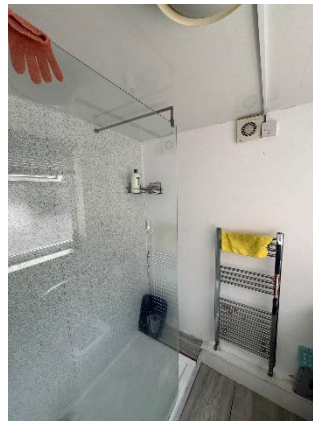
**INVESTORS
PLATFORM LTD**

Thesiger Street, Lincoln

Purchase Price: £120,000 – £875 PCM Rent



THESIGER STREET LINCOLN LN6 7UJ





**INVESTORS
PLATFORM LTD**

Property Overview

Property Address: 54 Thesiger Street, Lincoln, LN5 7UU

Investment Strategy: Buy-to-Let

Purchase Price: £120,000

Total Investment Required: £44,045

Projected End Value: £135,000

Expected ROI: 13%

Estimated Rental Income: £875 PCM

Projected Monthly Cash Flow: £512.50 (after mortgage & expenses) Self Managed

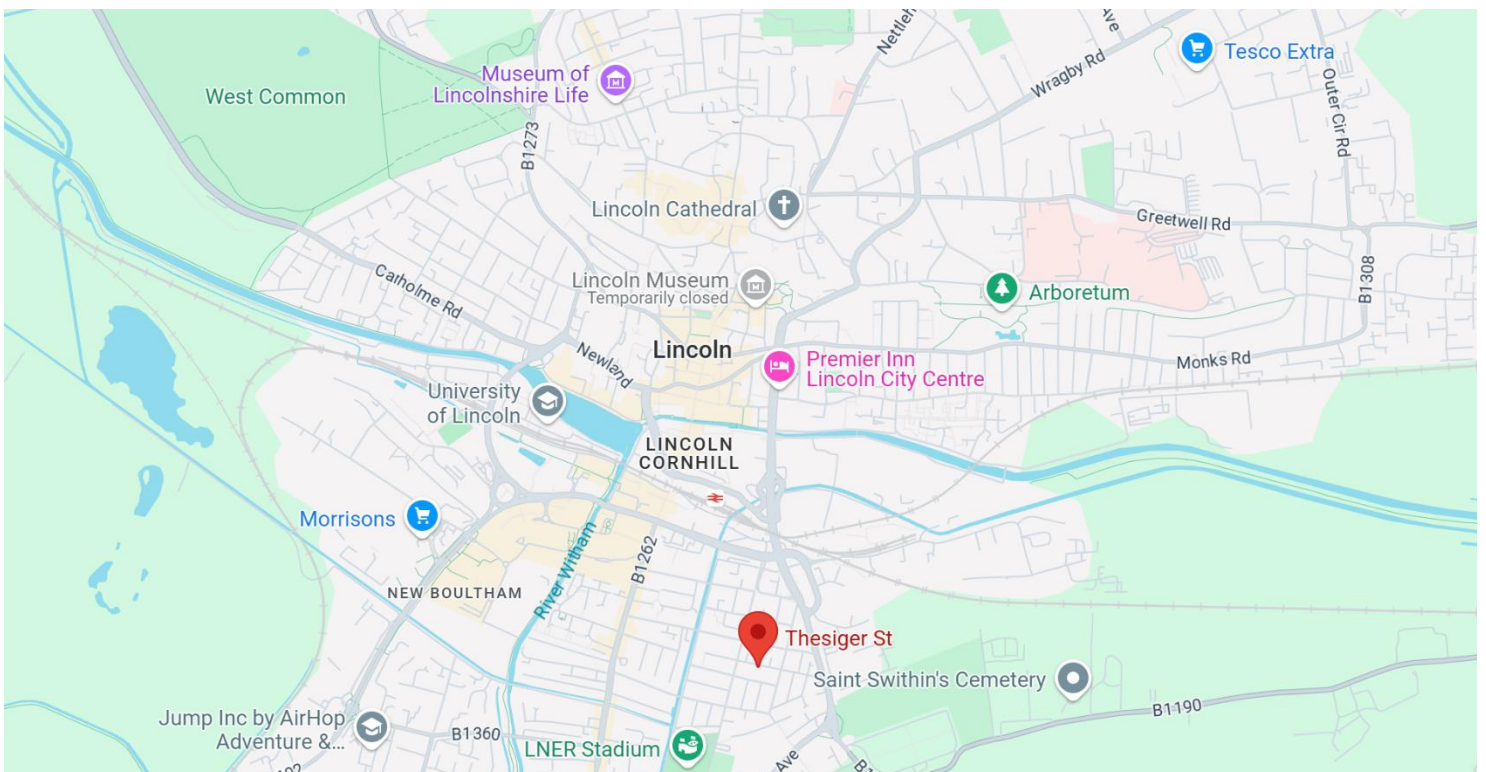
Type: Mid-Terrace

Size: 3 Bedroom, 75 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.



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



**INVESTORS
PLATFORM LTD**

Comparables

Local Sale Comparable Number 1:

78, Cross Street, Lincoln, Lincolnshire LN5 7XA

Sold Price: £140,000

Condition: 4/5

Link: <https://www.rightmove.co.uk/house-prices/details/england-86993619-22531012?s=185c41d897835e01535899f20eee943a87e8a79c16e0600d459ad716f62f0dc0>

Local Refinance Comparable Number 2:

67, Thesiger Street, Lincoln, Lincolnshire LN5 7UY

Sold Price: £128,000

Condition: 3/5

Link: <https://www.rightmove.co.uk/house-prices/details/england-20620161-18800527?s=4f2bf8da86f4d6d39ba587be6c1731ff56b0bdf597d82ae38de230d526849287>

Local Rental Comparable Number 1:

Scorer Street, Lincoln, Lincolnshire, LN5

Rental Agreed: £950 PCM

Link: https://www.rightmove.co.uk/properties/159899201#/?channel=RES_LET

Local Rental Comparable Number 2:

Chelmsford Street, LN5

Rent Agreed: £950 PCM

https://www.rightmove.co.uk/properties/161811449#/?channel=RES_LET



Acquisition Costs:

Purchase Price	£120,000
Deposit	£30,000
Cash Needed	£14,045
Stamp Duty + Legals + Mort	£6,000 + £1,500 + £595
Refurb + Agent Fee	£950 + £5,000
Cash In	£44,045
Total Project Cost	£134,045
Gross Rental Income	£875 PCM
Net Rental Income	£512.50 PCM / £6,150 PA
Return on Investment	13%
Capital Growth (4% Annum)	£5,400 / 12.2%
Combined Return	25.2%



Refurbishment Costs required:

Item	Required	Estimated Cost	Comment
Ground Floor			
Kitchen	N		
Cooker/Extractor Fan	N		
Decoration	Y	£100	Touch up required in bathroom
Carpets/ Vinyl / Tiles	N		
Walls/ Plastering	N		
Joinery	N		
Ceilings	N		
Bathroom	N		
First Floor			
Loft Insulation	Y	£350	(optional)
Decoration	N		
Carpets/ Vinyl	N		
Walls/ Plastering	N		
Joinery	N		
Ceilings	N		
General			
Central Heating System	N		Brand new boiler (2024) warranty until 2029
EPC	N		
Smoke/ CO Alarm	N		
Electrics	N		2023 New con unit
Windows	N		
Damp	Y	£500	Dry rod, Damp seal, Decor
Clean	N		
External			
Front and Rear Landscaping	N		
Roof	N		
Guttering	N		
External Brickwork	N		
External Door	N		
Contingencies	N		
Estimated Total Refurbishment Work		£950	