



LONSDALE STREET

HULL

HU3 6PA

A FREEHOLD TERRACED HOUSE

£74,995



SUMMARY

TENURE: FREEHOLD

TYPE : 3 BEDROOM MID TERRACE

PRICE : £74,995

ESTAIMTED RENTAL INCOME OF £7800 PA

A GROSS YIELD ON ACQUISITION OF : 10.4 %

EPC D (65)

INFRASTRUCTURE

C 0.07 MILES FROM PAISLEY PRIMARY SCHOOL - NURSERY & PRIMARY

C 0.31 MILES FROM THE BOULEVARD ACADEMY - SECONDARY SCHOOL

C 0.8 MILES FROM HULL ROYAL INFIRMARY

C1.2 MILES FROM HULL TRAIN STATION

INVESTMENT PERFORMANCE

14.43 %

NET RETURN ON CASH

10.40%

YIELD ON ERV

£25.6k

CASH INVESTMENT FROM

5 YEAR GRAND TOTAL RETURN FORECAST*

5 YEAR NET RENT AFTER FINANCE COSTS AND 5 YEAR PREDICTED CAPITAL APPRECIATION FORECAST

163 % = £41,983

5 YEAR RETURN ON CASH INVESTED



FINANCIAL INVESTMENT EXAMPLE

ASSUMPTIONS ; PRICE OF £74,995 RENTAL OF £650 PER MONTH, STAMP DUTY £2249 , LEGAL COSTS OF £1200, BTL MORTGAGE FOR A TERM OF 35 YEARS AT AN INTEREST RATE OF 4.79 % INTEREST ONLY (75% LTV)

PURCHASE

TOTAL PURCHASE PRICE OF £78,444 : MORTGAGE £56,246
CASH INVESTMENT £25,647

MORTGAGE

INTEREST ONLY PAYMENT OF £225 PER MONTH, OR £2694 PER ANNUM

RENT

GROSS RENT OF £650 PER MONTH, OR £7,800 PER ANNUM.
NET RENT AFTER MANAGEMENT, FINANCE, RUNNING COSTS, & MORTGAGE PAYMENTS OF £2694 (ABOVE) IS £3701

RETURN

NET RETURN AS YIELD ON CASH INVESTMENT: 3701/ 25,647

14.43 %

THE EQUIVALENT OF A 14.43 % NET RETURN PER YEAR ON CASH INVESTED

2024 TO 2027 PROJECTIONS & PERFORMANCE

WE ASSUME CAPITAL GROWTH OF 28.2 % FROM 2024-2028 & A COMPOUNDED RENTAL INCREASE OF 18.1% OVER THE SAME PERIOD (SAVILLS)

TOTAL RENTAL NET RETURN

£20,829

TOTAL CAPITAL GROWTH

£21,154

GRAND TOTAL RETURN

(TOTAL RENTAL NET + TOTAL CAPITAL GROWTH)

£41,983

% RETURN ON INITIAL CASH INVESTMENT

163 %

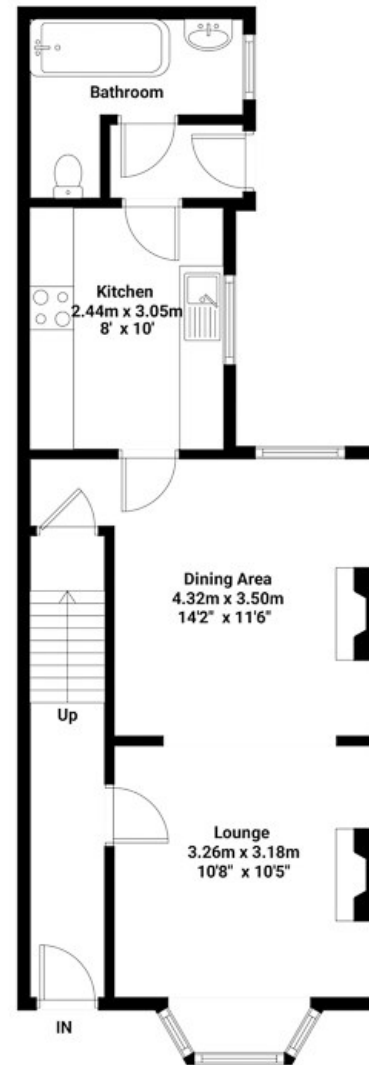
AVERAGE RETURN PER YEAR

40 %

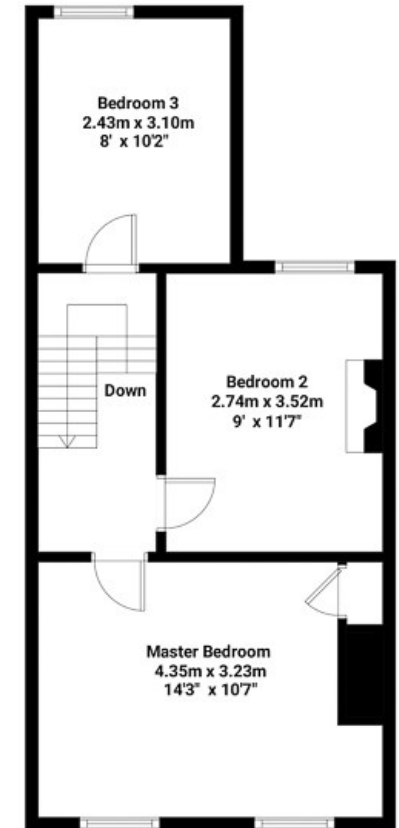
*INVESTMENT NOTICE

OSPREY PROPERTY INVESTMENTS, RPG, OSPREY SALES & LETTINGS, OR ANY AFFILIATED COMPANY MAKES NO WARRANTIES OF ANY KIND ON ITS ADVICE ON AN INVESTMENT PURCHASE OR DISPOSAL, EXPRESS OR IMPLIED ABOUT THE COMPLETENESS, ACCURACY, RELIABILITY, SUITABILITY OF THE INVESTMENT OR THE INFORMATION, PRODUCTS, SERVICES, OR RELATED GRAPHICS CONTAINED IN THIS BROCHURE FOR ANY PURPOSE. ANY RELIANCE YOU PLACE ON SUCH MATERIAL IS THEREFORE STRICTLY AT YOUR OWN RISK. THE VALUE OF INVESTMENTS CAN FALL AS WELL AS RISE & PAST PERFORMANCE IS NOT A GUIDE TO FUTURE PERFORMANCE.





Ground Floor
Approximate Area:
454.8 sq ft (42.25 sq mt)



First Floor
Approximate Area:
392.8 sq ft (36.49 sq mt)

TOTAL APPROXIMATE FLOOR AREA:
847.6 sq ft (78.74 sq mt)

FOR ILLUSTRATION PURPOSES ONLY
DIMENSIONS ARE APPROXIMATE



CONTACT

TO ARRANGE A MEETING OR DISCUSS YOUR INVESTMENT REQUIREMENTS ;

INFO@OSPREYPROPERTYINVESTMENTS.CO.UK

OSPREYPROPERTYINVESTMENTS.CO.UK

OSPREY PROPERTY INVESTMENTS, 4 BURLEY ROAD, OAKHAM, RUTLAND. LE15 6DH

LANDLINE : +44 (0) 1572 510 260

MOBILE : +44 (0) 7788 237 357 & 07940 095 920

OSPREY PROPERTY INVESTMENTS, THE OLD SESSIONS HOUSE, 23 CLERKENWELL GREEN, LONDON. EC1R 0NA

LANDLINE : +44 (0) 1572 510 260

OSPREY PROPERTY INVESTMENTS, 6 CROWN COURT, MARKET PLACE, OUNDLE. PE8 4BQ

LANDLINE : +44 (0) 1572 510 260

MOBILE : +44 (0) 7788 237 357 & 07940 095 920