



ABBNEY STREET

HULL

HU9 1HB

A FREEHOLD TERRACED HOUSE

£79,995



SUMMARY

TENURE: FREEHOLD

TYPE : 2 BEDROOM MID TERRACE

PRICE : £79,995

RENTAL INCOME OF £7080 PER ANNUM

A GROSS YIELD ON ACQUISITION OF : 8.85 %

EPC D (65)

INFRASTRUCTURE

C 0.26 MILES FROM CRAVEN PRIMARY ACADEMY - PRIMARY ACADEMY

C 0.42 MILES FROM BUCKINGHAM PRIMARY ACADEMY - PRIMARY SCHOOL

C 2.2 MILES FROM HULL ROYAL INFIRMARY

C 2 MILES FROM HULL TRAIN STATION

INVESTMENT PERFORMANCE

7.77 %

8.85%

£26.7k

NET RETURN ON CASH

GROSS YIELD

CASH INVESTMENT FROM

5 YEAR GRAND TOTAL RETURN FORECAST*

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

128 % = £34,280

5 YEAR RETURN ON CASH INVESTED



FINANCIAL INVESTMENT EXAMPLE

ASSUMPTIONS ; PRICE OF £79,995 RENTAL OF £590 PER MONTH, STAMP DUTY £2399, LEGAL COSTS OF £1000, BTL MORTGAGE FOR A TERM OF 35 YEARS AT AN INTEREST RATE OF 4.79 % INTEREST ONLY (75% LTV)

PURCHASE

TOTAL PURCHASE PRICE OF £83,394: MORTGAGE £59,996
CASH INVESTMENT £26,797

MORTGAGE

INTEREST ONLY PAYMENT OF £239 PER MONTH, OR £2874 PER ANNUM

RENT

GROSS RENT OF £590 PER MONTH, OR £7,080 PER ANNUM.
NET RENT AFTER MANAGEMENT, FINANCE, RUNNING COSTS, & MORTGAGE PAYMENTS OF £2874(ABOVE) IS £2082

RETURN

NET RETURN AS YIELD ON CASH INVESTMENT: 2082/ 26,797

7.77 %

THE EQUIVALENT OF A 7.77 % 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

£11,716

TOTAL CAPITAL GROWTH

£22,564

GRAND TOTAL RETURN

(TOTAL RENTAL NET + TOTAL CAPITAL GROWTH)

£34,280

% RETURN ON INITIAL CASH INVESTMENT

128 %

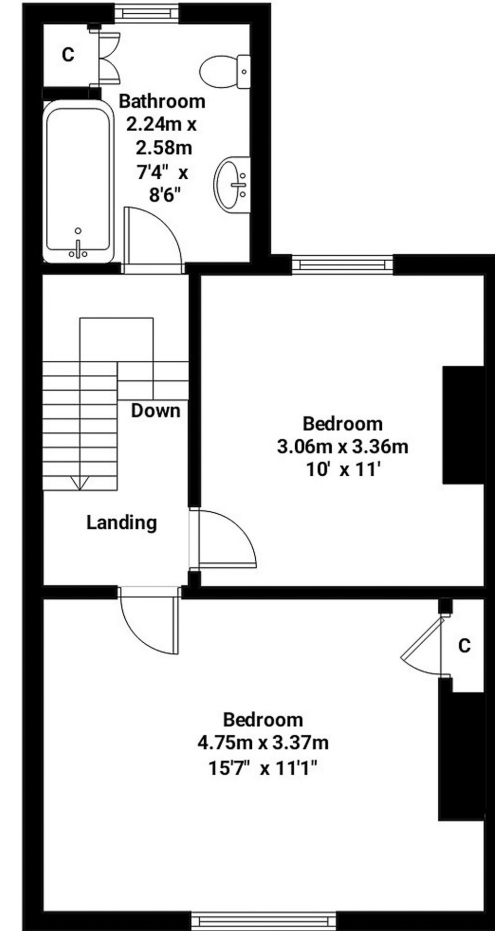
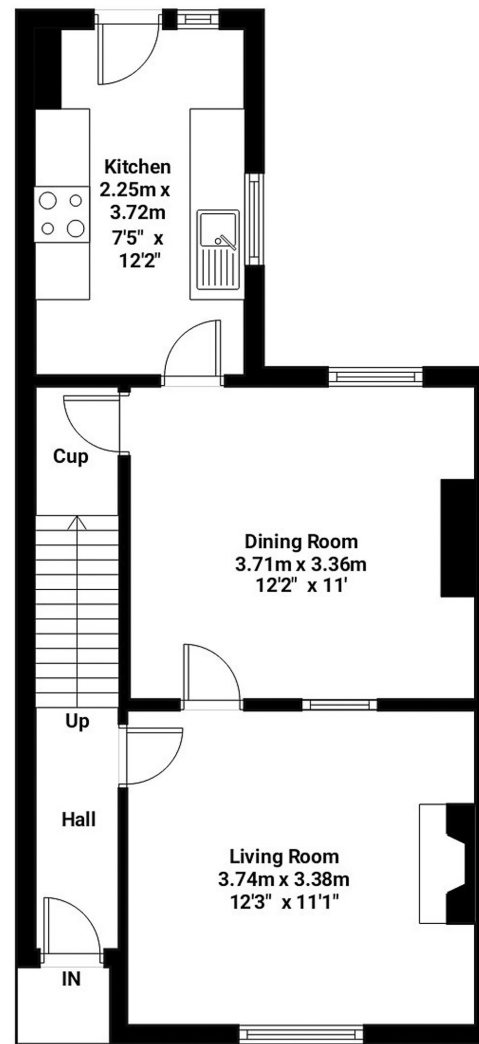
AVERAGE RETURN PER YEAR

32 %

*INVESTMENT NOTICE

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**GROUND FLOOR
APPROXIMATE AREA:
418.82 sq ft (38.91 sq mt)**

**FIRST FLOOR
APPROXIMATE AREA:
402 sq ft (37.35 sq mt)**

**TOTAL APPROXIMATE FLOOR AREA:
820.82 sq ft (76.26 sq mt)**

**FOR ILLUSTRATIONS 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