



NEATSHEAD GARTH

HULL

HU7 4NL

A FREEHOLD END TERRACED HOUSE

£78,500



**SUMMARY**

TENURE: FREEHOLD

TYPE : 3 BEDROOM END TERRACE

PRICE : £78,500

RENTAL INCOME OF £7740 PER ANNUM

A GROSS YIELD ON ACQUISITION OF : 9.85 %

EPC D (65)

**INFRASTRUCTURE**

C 0.2 MILES FROM BIGGIN HILL- PRIMARY SCHOOL

C 0.53 MILES FROM CLEEVE PRIMARY SCHOOL

C 15.03 MILES FROM M62 (J 38)

C 3.51 MILES FROM HULL TRAIN STATION

**INVESTMENT PERFORMANCE**

**13.39 %**

**9.86%**

**£26.3k**

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*

**159 % = £41,986**

**5 YEAR RETURN ON CASH INVESTED**



## FINANCIAL INVESTMENT EXAMPLE

**ASSUMPTIONS ;** PRICE OF £79,995 RENTAL OF £645 PER MONTH, STAMP DUTY £2355, 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 £81,855: MORTGAGE £58,875  
CASH INVESTMENT £26,335

### MORTGAGE

INTEREST ONLY PAYMENT OF £235 PER MONTH, OR £2820 PER ANNUM

### RENT

GROSS RENT OF £645 PER MONTH, OR £7,740 PER ANNUM.  
NET RENT AFTER FINANCE, RUNNING COSTS, & MORTGAGE PAYMENTS OF £2820(ABOVE) IS £3527

### RETURN

NET RETURN AS YIELD ON CASH INVESTMENT: 3527/ 26,335  
13.39 %

THE EQUIVALENT OF A 13.39 % 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

£19,843

### TOTAL CAPITAL GROWTH

£22,142

### GRAND TOTAL RETURN

(TOTAL RENTAL NET + TOTAL CAPITAL GROWTH)

£41,986

### % RETURN ON INITIAL CASH INVESTMENT

159 %

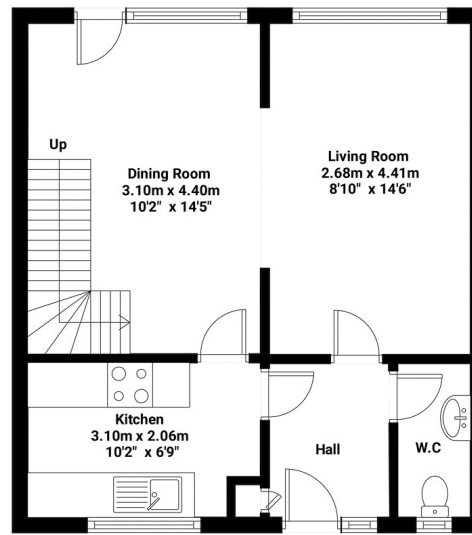
### AVERAGE RETURN PER YEAR

39 %

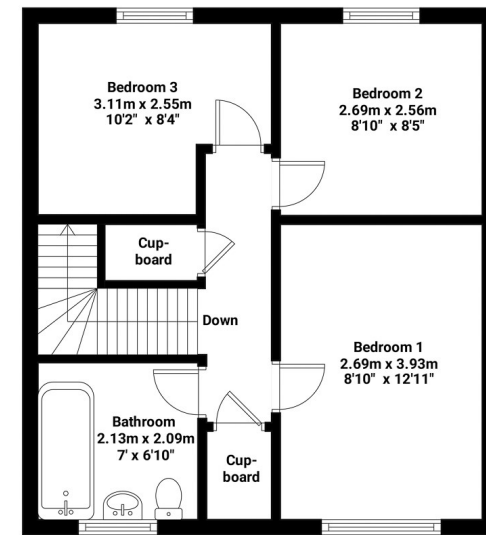
\*INVESTMENT NOTICE

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Ground Floor  
Approximate Area :  
399.5 sq ft (37.11 sq mt)



First Floor  
Approximate Area :  
397.6 sq ft (36.95 sq mt)

TOTAL APPROXIMATE FLOOR AREA :  
797.1 sq ft (74.06 sq mt)





## CONTACT

TO ARRANGE A MEETING OR DISCUSS YOUR INVESTMENT REQUIREMENTS ;

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