



ZETLAND STREET  
HULL

HU3 6EG

A FREEHOLD END TERRACED HOUSE

£75,000



## SUMMARY

TENURE: FREEHOLD

TYPE : 2 BEDROOM END TERRACED HOUSE

PRICE : £75,000

ESTIMATED RENTAL INCOME OF £7500 PER ANNUM

CURRENT INCOME OF £5100 PER ANNUM

A GROSS YIELD ON ERV OF : 10 %

EPC D (62)

## INFRASTRUCTURE

C 0.37 MILES FROM PAISLEY PRIMARY SCHOOL - NURSERY & PRIMARY

C 0.2 MILES FROM THE BOULEVARD ACADEMY - SECONDARY SCHOOL

C 0.9 MILES FROM HULL ROYAL INFIRMARY

C1.25 MILES FROM HULL TRAIN STATION

## INVESTMENT PERFORMANCE

16.40 %

10.00%

£24k

NET RETURN ON CASH

YIELD ON ERV

CASH INVESTMENT FROM

5 YEAR GRAND TOTAL RETURN FORECAST\*

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

**174 % = £44,819**

5 YEAR RETURN ON CASH INVESTED





# FINANCIAL INVESTMENT EXAMPLE

**ASSUMPTIONS ;** PRICE OF £75,000 ESTIMATE RENTAL INCOME OF £625 PER MONTH, STAMP DUTY £2250 , LEGAL COSTS OF £1200, BTL MORTGAGE FOR A TERM OF 35 YEARS AT AN INTEREST RATE OF 4.79 %

## PURCHASE

TOTAL PURCHASE PRICE OF £78,450 : MORTGAGE £56,250  
CASH INVESTMENT £25,650

## MORTGAGE

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

## RENT

GROSS RENT OF £625 PER MONTH, OR £7500 PER ANNUM.  
NET RENT AFTER FINANCE, RUNNING COSTS, & MORTGAGE PAYMENTS OF £2694 (ABOVE) IS £4806

## RETURN

NET RETURN AS YIELD ON CASH INVESTMENT: 4806/ 25,650  
18.73 %  
THE EQUIVALENT OF A 18.73 % 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

£23,664

## TOTAL CAPITAL GROWTH

£21,155

## GRAND TOTAL RETURN

(TOTAL RENTAL NET + TOTAL CAPITAL GROWTH )

£44,819

## % RETURN ON INITIAL CASH INVESTMENT

174 %

## AVERAGE RETURN PER YEAR

43 %

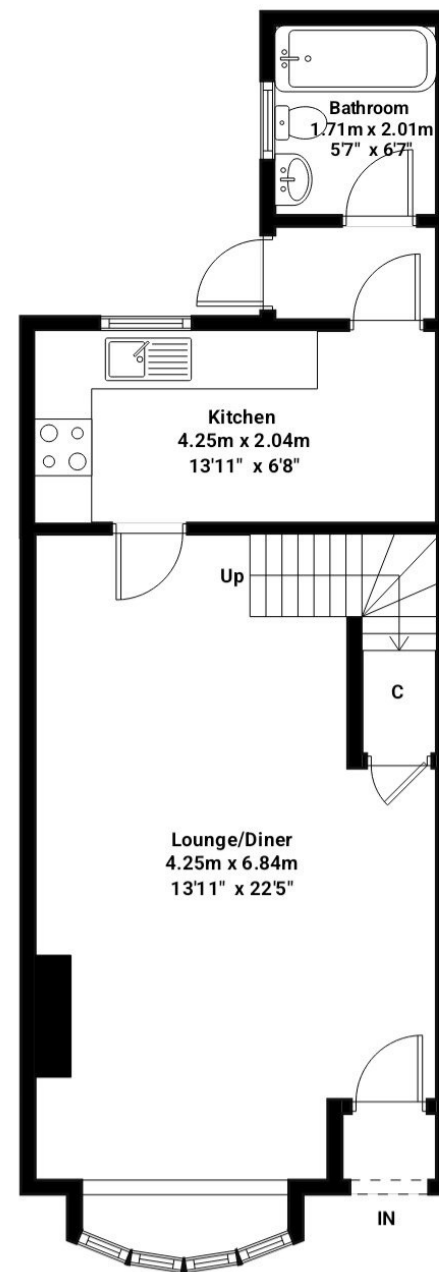
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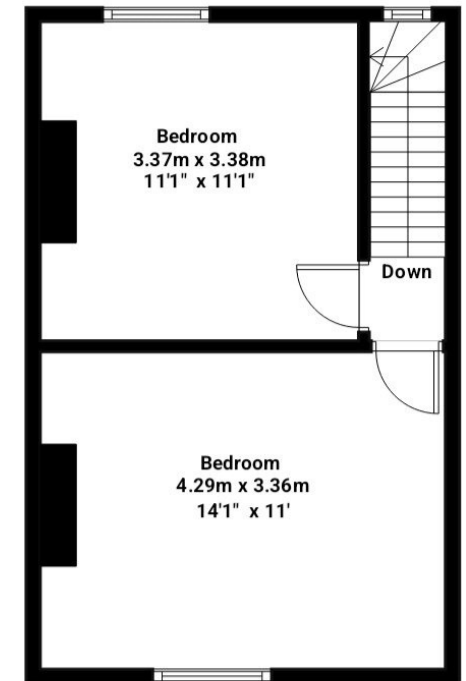








**Ground Floor Approximate Area:**  
474.7 sq ft (44.11 sq mt)



**First Floor Approximate Area:**  
307.1 sq ft (28.52 sq mt)

**TOTAL APPROXIMATE FLOOR AREA:**  
781.8 sq ft (72.63 sq mt)

FOR ILLUSTRATION PURPOSES ONLY  
DIMENSIONS ARE APPROXIMATE





**£60k - £100k**

LOW ABSOLUTE PRICES ON FREEHOLD PROPERTIES

**WHY HULL?**

**UK Leader**

IN OFFSHORE WIND—LOW CARBON TECH / RENEWABLE ENERGY

**£1.3 Billion**

INVESTMENT FROM TECH & CORPORATES

HULL'S SUCCESS STORY HAS BEEN CEMENTED BY IT'S WINNING OF THE TITLE, "UK CITY OF CULTURE" IN 2017. HULL'S INVESTMENT AND REGENERATION STRATEGY IS UNDERPINNED BY THE THOUSANDS OF NEW JOBS THAT HAVE BEEN CREATED BY THE ONGOING COMMITMENT BY WORLD-CLASS ENERGY, HEALTH AND PHARMACEUTICAL COMPANIES SUCH AS SIEMENS, SMITH & NEPHEW & RECKITT BENCKISER AMONGST OTHERS TO THE CITY.

SIEMENS DEVELOPED ITS OFFSHORE WIND TURBINE PLANT IN HULL WHICH EMPLOYS C 700 STAFF, WHILE SMITH AND NEPHEW NOW EMPLOY C1000 STAFF PRODUCING ADVANCED WOUND MANAGEMENT PRODUCTS. HULL'S EMPLOYMENT RATE HAS INCREASED FASTER THAN THE NATIONAL AVERAGE AND IS NOW THE FASTEST GROWING ECONOMY IN YORKSHIRE. REGENERATION & DEVELOPMENT HAS BEEN A KEY CONTRIBUTOR TO HULL'S SUCCESS, ALONG WITH PREVIOUSLY DESOLATE OFFICE SPACES BEING TRANSFORMED INTO MODERN RESIDENTIAL DEVELOPMENTS. THE CITY IS NOW REGARDED AS A GLOBAL PIONEER IN THE USE OF RENEWABLE ENERGY. THE CITY IS ALSO ONE OF THE MOST ENABLED DIGITAL CITIES IN THE WORLD WITH FULL FIBRE TO THE ENTIRE CITY AND SPEEDS OF ONE GIGABIT PER SECOND, SUPPORTED BY 40,000 MBPS OF CONNECTIVITY THROUGH A CXNDC DATA CENTRE. HULL'S GVA IS WORTH OVER £6BN (2019) AND IS GROWING WITH MANUFACTURING ACCOUNTING FOR C25 % OF THE CITY'S PRODUCTIVITY. HULL HOSTS ALMOST 8600 BUSINESS, ALONG WITH SOME GLOBAL RECOGNIZED BRANDS SUCH AS ABP, ARCO, SONOCO-TRIDENT, CRANSWICK PLC, IDEAL HEATING, AUNT BESSIE'S, BP AND CRODA.

## OVERVIEW

EAST RIDING OF YORKSHIRE POPULATION C 342,200

TRAIN TO LONDON KING'S CROSS IN 2.5 HOURS

TRAIN TO YORK IN 56 MINUTES

### INVESTMENT NOTICE

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## CONTACT

TO ARRANGE A MEETING OR DISCUSS YOUR INVESTMENT REQUIREMENTS ;

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