

# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Albemarle Street, Hull, HU3

208894914











#### **Property Description**

Our latest listing is in Albemarle Street, Hull, HU3

This property has a potential to rent for £700 which would provide the investor a Gross Yield of 12.7% if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

Don't miss out on this fantastic investment opportunity...







Albemarle Street, Hull, HU3



2 Bedrooms

1 Bathroom

**Spacious Rooms** 

Three Piece Bathroom

**Factor Fees: TBC** 

**Ground Rent: Freehold** 

Lease Length: Freehold

Market Rent: £700

208894914

# Lounge









# Kitchen









## **Bedrooms**









# Bathroom







# Exterior









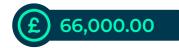
### **Initial** Outlay





Figures based on assumed purchase price of £66,000.00 and borrowing of £49,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **ASSUMED PURCHASE PRICE**



25% Deposit **£16,500.00** 

SDLT Charge £3,300

Legal Fees £1,000.00

Total Investment £20,800.00

## **Projected Investment Return**





Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.

Returns Based on Rental Income	£700
Mortgage Payments on £49,500.00 @ 5%	£206.25
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	ТВС
Ground Rent	Freehold
Letting Fees	£70.00
Total Monthly Costs	£291.25
Monthly Net Income	£408.75
Annual Net Income	£4,905.00
Net Return	23.58%
Total Monthly Costs  Monthly Net Income  Annual Net Income	£291.25 £408.75 £4,905.00

#### Return Stress Test Analysis Report





If the tenant was to leave and you missed 2 months of rental income

£3,505.00

Annual Net Income

Adjusted To

Net Return

16.85%

If Interest Rates increased by 2% (from 5% to %)

Annual Net Income

Adjusted To

Net Return

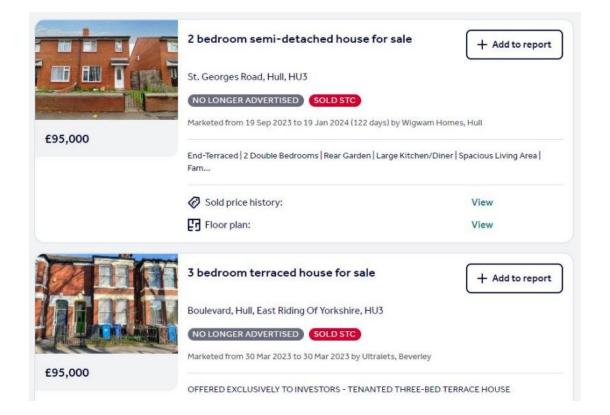
18.82%

£3,915.00

#### Sale Comparables Report



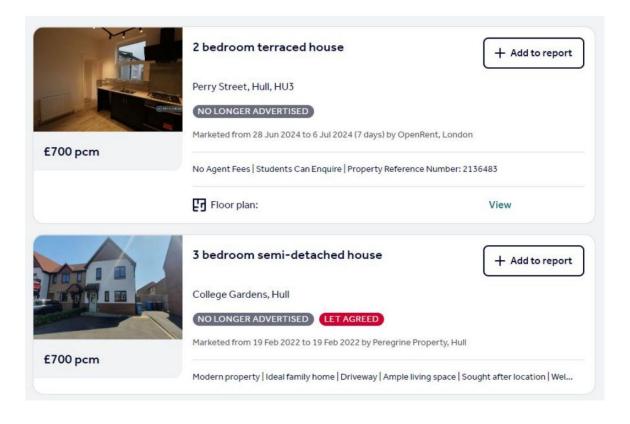
This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £95,000.



#### Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £700 based on the analysis carried out by our letting team at **Let Property Management**.







# Interested in this property investment?

Call us on **0141 478 0985** 



Albemarle Street, Hull, HU3



Let Property is not liable for any inaccuracies within this investment pack. All information was provided by the property seller or by a 3rd party RICS Chartered Surveyor.