

....

000

X

000

# LET PROPERTY PACK

000

000

#### **INVESTMENT** INFORMATION

Lambwath Hall Court, Hull, HU7 4WN

214558022

🌐 www.letproperty.co.uk 🕽

#### 





### **Property** Description

Our latest listing is in Lambwath Hall Court, Hull, HU7 4WN

This property has a potential to rent for £647 which would provide the investor a Gross Yield of 9.1% if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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







#### Lambwath Hall Court, Hull, HU7 4WN

214558022

Property Key Features

2 Bedrooms

1 Bathroom

Ideal Opportunity for First-Time Buyers

Ensuite

Well Maintained Property

Likely to attract enquiries from Serious Investors & Developers Factor Fees: £113 pm Ground Rent: £25 pm Lease Length: 106 years Market Rent: £647

# Lounge





# Kitchen





## Bedrooms





### Bathroom





### Exterior





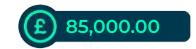
## **Initial** Outlay





Figures based on assumed purchase price of £85,000.00 and borrowing of £63,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### ASSUMED PURCHASE PRICE



25% Deposit	£21,250.00
SDLT Charge	£4,250
Legal Fees	£1,000.00
Total Investment	£26,500.00

### **Projected** Investment Return





Our industry leading letting agency Let Property Management has an existing relationship with the tenant in situ and can provide advice on achieving full market rent.

Returns Based on Rental Income	£647
Mortgage Payments on £63,750.00 @ 5%	£265.63
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£113.00
Ground Rent	£25.00
Letting Fees	£64.70
Total Monthly Costs	£483.33
Monthly Net Income	£163.68
Annual Net Income	£1,964.10
Net Return	<mark>7.41</mark> %

#### Return Stress Test Analysis Report





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

Annual Net Income **£670.10** Adjusted To

Net Return **2.53**%

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

Annual Net Income **£989.10** Adjusted To

Net Return

3.73%

### 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 £88,000.





### **Rent Comparables Report**



This property is situated in a high demand rental area with rents achieving as much as £675 based on the analysis carried out by our letting team at **Let Property Management**.





As this property is currently tenanted, we've created a tenant profile report to showcase the current agreement of occupancy in place with this property.



Tenancy Agreement in place: N/A



Standard Tenancy Agreement In Place: **N/A** 



Payment history: N/A

Current term of tenancy: N/A



Fully compliant tenancy: N/A

Fully compliant tenancy including EICR & Gas Safety in order

Disclaimer: All information is collected from the seller of the property and must be confirmed at legal completion. Proof will be provided for all documents after your offer has been accepted. If there are any inaccuracies with documentation or compliance, Let Property will ensure that everything is in place before completion of the property.







#### Lambwath Hall Court, Hull, HU7 4WN

#### 214558022

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.

Call us on

0141 478 0985

Interested in this

property investment?

