

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Leo Terrace, Hull, HU19

216835287

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Leo Terrace, Hull, HU19

Get instant cash flow of **£3,770** per calendar month with a **5.3%** Gross Yield for investors.

For investors that are looking for a reliable long term investment, this portfolio is perfect as it's in great locations with easy access to amenities and are able to command a brilliant rental return.

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



Leo Terrace, Hull, HU19

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## Property Key Features

**A Total of 16 Bedrooms**

**7 Bathrooms**

**Well-Maintained Properties**

**Spacious Rooms**

**Factor Fees: TBC**

**Ground Rent: Freehold**

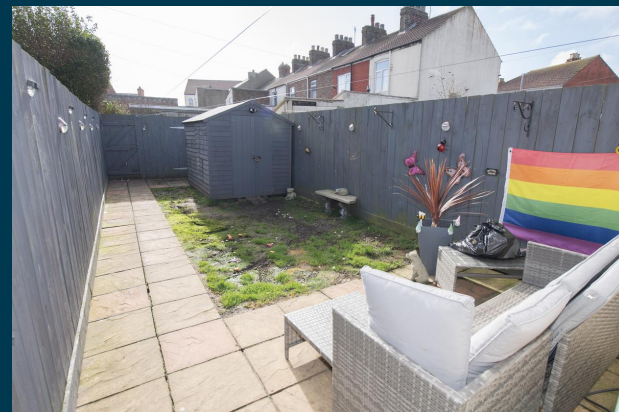
**Lease Length: Freehold**

**Current Rent: £3,770**











# Initial Outlay



Figures based on assumed purchase price of £857,000.00 and borrowing of £642,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 857,000.00

25% Deposit £214,250.00

SDLT Charge £75,700

Legal Fees £1,000.00

Total Investment £290,950.00

# Projected Investment Return



The monthly rent of this portfolio is currently set at £3,770 per calendar month.



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.



<b>Returns Based on Rental Income</b>	<b>£3,770</b>
Mortgage Payments on £642,750.00 @ 5%	<b>£2,678.13</b>
Est. Building Cover (Insurance)	<b>£15.00</b>
Approx. Factor Fees	<b>TBC</b>
Ground Rent	<b>Freehold</b>
Letting Fees	<b>£377.00</b>
<b>Total Monthly Costs</b>	<b>£3,070.13</b>
<b>Monthly Net Income</b>	<b>£699.88</b>
<b>Annual Net Income</b>	<b>£8,398.50</b>
<b>Net Return</b>	<b>2.89%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£858.50**  
Adjusted To

Net Return                      **0.30%**

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

Annual Net Income      **-£4,456.50**  
Adjusted To

Net Return                      **-1.53%**

# 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 £925,000.



£925,000

## 5 bedroom detached house for sale

+ Add to report

Main Road, Bilton, Hull, East Riding of Yorkshire. HU11 4DX

CURRENTLY ADVERTISED

Marketed from 7 Mar 2025 by Let's Move Sales and Lettings, Hull



£900,000

## 6 bedroom detached house for sale

+ Add to report

Greens Lane, Burton Pidsea, Hull

NO LONGER ADVERTISED

Marketed from 6 Jul 2021 to 31 Mar 2025 (1364 days) by Symonds & Greenham, Hull

RARE OPPORTUNITY TO ACQUIRE AN EXCEPTIONAL CONVERTED BARN - ORIGINALLY BUILT IN THE

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £3,950 based on the analysis carried out by our letting team at **Let Property Management**.



£3,950 pcm

## 4 bedroom house

Old College Drive, Beverley

**CURRENTLY ADVERTISED**

Marketed from 28 Jan 2025 by Quick & Clarke, Beverley

+ Add to report



£3,600 pcm

## 4 bedroom town house

Cosgrove Street, Cleethorpes, Lincolnshire, DN35

**CURRENTLY ADVERTISED**

Marketed from 13 Jan 2024 by Livinc, North Street

+ Add to report

# Current Tenant Profile



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: **Yes**



Current term of tenancy: **2 years+**



Standard Tenancy Agreement In Place: **Yes**



Payment history: **On time for length of tenancy**



Fully compliant tenancy: **Yes**

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.



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Interested in this  
**property investment?**

Call us on  
**0141 478 0985**

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.



**LETPROPERTY**