

LET PROPERTY PACK

INVESTMENT INFORMATION

Hull, HU19

218410927

 www.letproperty.co.uk





Property Description

Our latest listing is in Hull, HU19

Get instant cash flow of **£9,475** per calendar month with a **6.4%** Gross Yield for investors.

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

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



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Property Key Features

**A Portfolio of Terraced Houses
and A Commercial Unit**

Multiple Bathrooms

Well-Maintained Properties

Spacious Rooms

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £9,475

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Exterior





Figures based on assumed purchase price of £1,785,000.00 and borrowing of £1,338,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 1,785,000.00

25% Deposit	£446,250.00
SDLT Charge	£217,200
Legal Fees	£1,000.00
Total Investment	£664,450.00

Projected Investment Return



The monthly rent of this property is currently set at £9,475 per calendar month.



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



Returns Based on Rental Income	£9,475
Mortgage Payments on £1,338,750.00 @ 5%	£5,578.13
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£947.50
Total Monthly Costs	£6,540.63
Monthly Net Income	£2,934.38
Annual Net Income	£35,212.50
Net Return	5.30%

Return **Stress Test** Analysis Report



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

Annual Net Income **£16,262.50**
Adjusted To

Net Return **2.45%**

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

Annual Net Income **£8,437.50**
Adjusted To

Net Return **1.27%**

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 £2,500,000.



£2,500,000

30 bedroom block of apartments for sale

+ Add to report

Mayfair Apartments, Beverley Road

NO LONGER ADVERTISED

SOLD STC

Marketed from 5 Mar 2024 to 21 Mar 2024 (16 days) by Rezee, Hull

Reservation Fee Applicable | TSC's Apply | A great investment opportunity with over 90% yield in a



£1,999,950

23 bedroom property for sale

+ Add to report

Hull Road, Great Hatfield, Hull

CURRENTLY ADVERTISED

Marketed from 8 Nov 2024 by Our House Estate Agents, Hornsea

Trading Wedding and Holiday Let Business with 8 Properties | One Of A Kind Opportunity | Owners

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**



Standard Tenancy Agreement In Place: **Yes**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including
EICR & Gas Safety in order



Current term of tenancy: **Moved in within the last 2 years**



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

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.



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