

LET PROPERTY PACK

INVESTMENT INFORMATION

Cormorant Close, Hull, HU7

219684941











Property Description

Our latest listing is in Cormorant Close, Hull, HU7

Get instant cash flow of £675 per calendar month with a 7.2% Gross Yield for investors.

This property has a potential to rent for £736 which would provide the investor a Gross Yield of 7.9% if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected 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...







Cormorant Close, Hull, HU7



Property Key Features

3 Bedrooms

2 Bathrooms

Spacious Lounge

Well-Equipped Kitchen

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £675

Market Rent: £736

Lounge



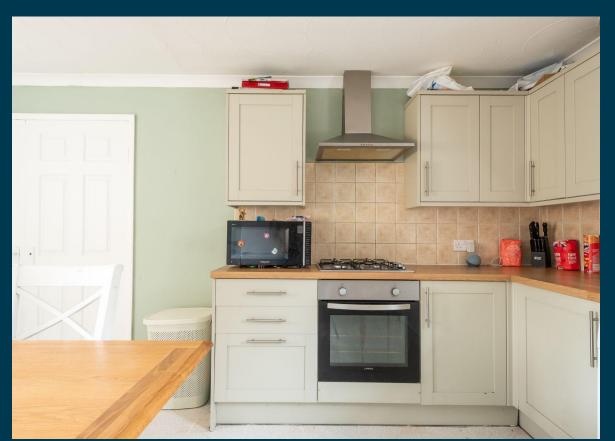






Kitchen









Bedrooms









Bathroom





Exterior









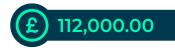
Initial Outlay





Figures based on assumed purchase price of £112,000.00 and borrowing of £84,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£28,000.00**

SDLT Charge £5,600

Legal Fees £1,000.00

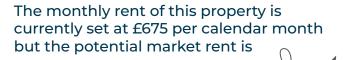
Total Investment £34,600.00

Projected Investment Return





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



£	736

Returns Based on Rental Income	£675	£736
Mortgage Payments on £84,000.00 @ 5%	£350.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	ТВС	
Ground Rent	Freehold	
Letting Fees	£67.50	£73.60
Total Monthly Costs	£432.50	£438.60
Monthly Net Income	£242.50	£297.40
Annual Net Income	£2,910.00	£3,568.80
Net Return	8.41%	10.31%

Return Stress Test Analysis Report





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

Annual Net Income

£2,096.80

Adjusted To

Net Return

6.06%

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

Annual Net Income

£1,888.80

Adjusted To

Net Return

5.46%

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 £125,000.



3 bedroom semi-detached house for sale

+ Add to rep

Truro Court, Hull

NO LONGER ADVERTISED

SOLD STC

Marketed from 21 Apr 2021 to 24 Jun 2021 (64 days) by Whitakers, Sutton-on-Hull



3 bedroom semi-detached house for sale

+ Add to report

£124,995

Eildon Hills Close, Castle Grange, Hull, East Riding Of Yorkshire, HU7

NO LONGER ADVERTISED

Marketed from 29 Jul 2019 to 7 Apr 2020 (252 days) by Taylors, Sutton-on-Hull

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.



3 bedroom semi-detached house

+ Add to report

St. James Close, Sutton-On-Hull, Hull

NO LONGER ADVERTISED

LET AGREED

Marketed from 15 Jul 2024 to 30 Aug 2024 (46 days) by Symonds & Greenham, Hull





£725 pcm

3 bedroom semi-detached house

+ Add to report

Rufforth Garth, Bransholme, Hull, HU7

NO LONGER ADVERTISED

Marketed from 30 Jun 2025 to 4 Jul 2025 (4 days) by OpenRent, London

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: 5 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.





Interested in this property investment?

Call us on **0141 478 0985**



Cormorant Close, Hull, HU7



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.