

LET PROPERTY PACK

INVESTMENT INFORMATION

Brazil Street, Hull, HU9

220029869

 www.letproperty.co.uk





Property Description

Our latest listing is in Brazil Street, Hull, HU9

Get instant cash flow of **£535** per calendar month with a **7.0%** Gross Yield for investors.

This property has a potential to rent for **£729** which would provide the investor a Gross Yield of **9.5%** 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...



Brazil Street, Hull, HU9

220029869



Property Key Features

3 Bedrooms

2 Bathrooms

Spacious Rooms

Well-equipped Kitchen

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £535

Market Rent: £729

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £92,000.00 and borrowing of £69,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 92,000.00

25% Deposit £23,000.00

SDLT Charge £4,600

Legal Fees £1,000.00

Total Investment £28,600.00

Projected Investment Return



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



The monthly rent of this property is currently set at £535 per calendar month but the potential market rent is



£ 729

Returns Based on Rental Income	£535	£729
Mortgage Payments on £69,000.00 @ 5%	£287.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£53.50	£72.90
Total Monthly Costs	£356.00	£375.40
Monthly Net Income	£179.00	£353.60
Annual Net Income	£2,148.00	£4,243.20
Net Return	7.51%	14.84%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,785.20**
Adjusted To

Net Return **9.74%**

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

Annual Net Income **£2,863.20**
Adjusted To

Net Return **10.01%**

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 £187,000.



£187,000

3 bedroom end of terrace house for sale

Mast Drive, Hull

NO LONGER ADVERTISED

Marketed from 20 Nov 2024 to 29 Jan 2025 (70 days) by Riverside, Hull

+ Add to report



£180,000

3 bedroom end of terrace house for sale

Mast Drive, Hull, Yorkshire, HU9

NO LONGER ADVERTISED

Marketed from 7 May 2025 to 22 Jul 2025 (76 days) by British Homesellers, National

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,275 based on the analysis carried out by our letting team at **Let Property Management**.



£860 pcm

3 bedroom end of terrace house

Mast Drive, Hull, HU9

NO LONGER ADVERTISED

Marketed from 24 May 2025 to 5 Jun 2025 (11 days) by OpenRent, London

+ Add to report



£825 pcm

3 bedroom end of terrace house

Mast Drive, Hull, East Riding Of Yorkshire, HU9

NO LONGER ADVERTISED

LET AGREED

Marketed from 23 May 2025 to 12 Jun 2025 (19 days) by Ultralets, Hull

+ Add to report

Current Tenant Profile



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.



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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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