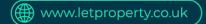


LET PROPERTY PACK

INVESTMENT INFORMATION

Brazil Street, Hull, HU9

220029869











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



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

220029869

Lounge



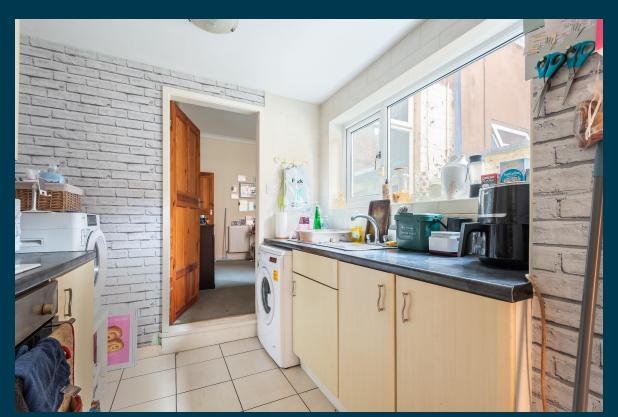






Kitchen









Bedrooms









Bathroom









Exterior









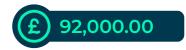
Initial Outlay





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



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



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	ТВС	
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.



3 bedroom end of terrace house for sale

+ Add to report

Mast Drive, Hull

NO LONGER ADVERTISED

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





£180,000

3 bedroom end of terrace house for sale

+ Add to report

Mast Drive, Hull, Yorkshire, HU9

NO LONGER ADVERTISED

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

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**.



3 bedroom end of terrace house

+ Add to report

Mast Drive, Hull, HU9

NO LONGER ADVERTISED

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

£860 pcm



Mast Drive, Hull, East Riding Of Yorkshire, HU9

+ Add to report

NO LONGER ADVERTISED

LET AGREED

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

£825 pcm

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.





Interested in this property investment?

Call us on **0141 478 0985**



Brazil Street, Hull, HU9



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.