

LET PROPERTY PACK

INVESTMENT INFORMATION

Falmouth Street, Hull, HU5

227128555

 www.letproperty.co.uk





Property Description

Our latest listing is in Falmouth Street, Hull, HU5

Get instant cash flow of **£1,510** per calendar month with a **11.3%** Gross Yield for investors.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



Falmouth Street, Hull,
HU5

227128555



Property Key Features

4 bedroom HMO

2 bathroom

Spacious Rooms

**Close proximity to valuable
amenities**

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £1,510

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £161,000.00 and borrowing of £120,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 161,000.00

25% Deposit £40,250.00

SDLT Charge £8,770

Legal Fees £1,000.00

Total Investment £50,020.00

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 £1,510 per calendar month.

Returns Based on Rental Income	£1,510
Mortgage Payments on £120,750.00 @ 5%	£503.13
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	FREEHOLD
Letting Fees	£151.00
Total Monthly Costs	£669.13
Monthly Net Income	£840.88
Annual Net Income	£10,090.50
Net Return	20.17%

Return **Stress Test** Analysis Report



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

Annual Net Income **£7,070.50**
Adjusted To

Net Return **14.14%**

If Interest Rates increased by 2% (from 5% to 7%)

Annual Net Income **£7,675.50**
Adjusted To

Net Return **15.34%**

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 £160,000.



£160,000

4 bedroom terraced house for sale

Cottingham Road, Hull

NO LONGER ADVERTISED

SOLD STC

Marketed from 11 Oct 2022 to 9 Nov 2022 (28 days) by Symonds & Greenham, Hull

— Remove



£150,000

4 bedroom terraced house for sale

Lambert Street, Hull, East Riding Yorkshire, HU5

NO LONGER ADVERTISED

Marketed from 17 Aug 2021 to 1 Nov 2021 (75 days) by Reeds Rains, Hull

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,560 based on the analysis carried out by our letting team at **Let Property Management**.



£1,560 pcm

4 bedroom terraced house

29 De Grey Street, Hull, East Riding Of Yorkshire, HU5

NO LONGER ADVERTISED

Marketed from 17 Jul 2024 to 22 Jul 2024 (5 days) by Tradepark Limited, Beverley

+ Add to report



£1,528 pcm

4 bedroom house

Princes Road, Hull

CURRENTLY ADVERTISED

Marketed from 29 Apr 2026 by Loc8me, Covering 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**



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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