

LET PROPERTY PACK

INVESTMENT INFORMATION

Cavill Place, Hull, HU3

225273743

 www.letproperty.co.uk





Property Description

Our latest listing is in Cavill Place, Hull, HU3

Get instant cash flow of **£750** per calendar month with a **7.8%** Gross Yield for investors.

This property has a potential to rent for **£848** which would provide the investor a Gross Yield of **8.8%** if the rent was increased to market rate.

With a location that is ideal for families and a rewarding rental income, this would be a great long term investment for an investor.

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



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Property Key Features

3 Bedrooms

2 Bathrooms

Spacious Rooms

Close proximity to valuable amenities

Factor Fees: 0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £750

Market Rent: £848

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £115,000.00 and borrowing of £86,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 115,000.00

25% Deposit £28,750.00

SDLT Charge £5,750

Legal Fees £1,000.00

Total Investment £35,500.00

Projected Investment Return



The monthly rent of this property is currently set at £750 per calendar month but the potential market rent is

£ 848

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



Returns Based on Rental Income	£750	£848
Mortgage Payments on £86,250.00 @ 5%	£359.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£75.00	£84.80
Total Monthly Costs	£449.38	£459.18
Monthly Net Income	£300.63	£388.83
Annual Net Income	£3,607.50	£4,665.90
Net Return	10.16%	13.14%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,969.90**
Adjusted To

Net Return **8.37%**

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

Annual Net Income **£2,940.90**
Adjusted To

Net Return **8.28%**

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 £168,000.

 £168,000	3 bedroom terraced house for sale Boulevard, Hull, East Yorkshire, HU3 CURRENTLY ADVERTISED SOLD STC Marketed from 12 Mar 2026 by Reeds Rains, Hull + Add to report
 £160,000	3 bedroom terraced house for sale Boulevard, Hull, HU3 CURRENTLY ADVERTISED SOLD STC Marketed from 10 Feb 2026 by Wigwam, Covering Hull & Surrounding + Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,250 based on the analysis carried out by our letting team at **Let Property Management**.

 £1,250 pcm	3 bedroom terraced house Boulevard, Hull, HU3 NO LONGER ADVERTISED Marketed from 15 Apr 2026 to 4 Jun 2026 (50 days) by BRH, Doncaster + Add to report
 £925 pcm	3 bedroom terraced house Bachelor Street, Hull NO LONGER ADVERTISED LET AGREED Marketed from 5 Mar 2026 to 31 Mar 2026 (26 days) by ForTheRenters.com, Nottingham + 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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