



5 ROLAND AVENUE

HULL

HU3 6BL

A FREEHOLD 2 BED TERRACED HOUSE

£64,995



SUMMARY

TENURE: FREEHOLD

TYPE : 2 BEDROOM TERRACED HOUSE

PRICE : £64,995

ESTIMATED RENTAL INCOME OF £7800 PER ANNUM

A GROSS YIELD ON ERV OF : 12 %

EPC C (69)

INFRASTRUCTURE

C 0.14 MILES FROM ST GEORGES PRIMARY SCHOOL

C 1.7 MILES FROM HULL COLLEGE

C 0.9 MILES FROM HULL ROYAL INFIRMARY

C 1.3 MILES FROM HULL TRAIN STATION

INVESTMENT PERFORMANCE

26.4%

NET RETURN ON CASH

12%

YIELD ON ERV

£25.2k

CASH INVESTMENT FROM



FINANCIAL INVESTMENT EXAMPLE

ASSUMPTIONS ; PRICE OF £64,995 ESTIMATE RENTAL INCOME OF £650 PER MONTH, STAMP DUTY £3250 , LEGAL COSTS OF £1200, BTL MORTGAGE FOR A TERM OF 35 YEARS AT AN INTEREST RATE OF 4.79 %

PURCHASE

TOTAL PURCHASE PRICE OF £69,445 : MORTGAGE £48,746
CASH INVESTMENT £20,699

MORTGAGE

INTEREST ONLY PAYMENT OF £195 PER MONTH, OR £2335 PER ANNUM

RENT

GROSS RENT OF £650 PER MONTH, OR £7800 PER ANNUM.
NET RENT AFTER FINANCE, RUNNING COSTS, & MORTGAGE PAYMENTS OF £2335 (ABOVE) IS £5465

RETURN

NET RETURN AS YIELD ON CASH INVESTMENT: $5465 / 20,699$
26.4 %

THE EQUIVALENT OF A 26.4 % NET RETURN PER YEAR ON CASH INVESTED

2025 TO 2029 PROJECTIONS & PERFORMANCE

WE ASSUME CAPITAL GROWTH OF 28.2 % FROM 2025-2029 & A COMPOUNDED RENTAL INCREASE OF 18.1% OVER THE SAME PERIOD (SAVILLS)

TOTAL RENTAL NET RETURN

£30,294

TOTAL CAPITAL GROWTH

£14,827

GRAND TOTAL RETURN

(TOTAL RENTAL NET + TOTAL CAPITAL GROWTH)

£45,121

% RETURN ON INITIAL CASH INVESTMENT

179.42 %

AVERAGE RETURN PER YEAR

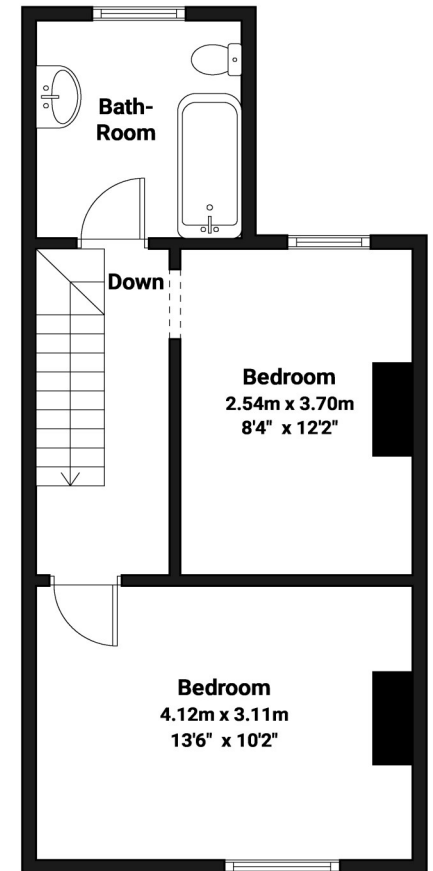
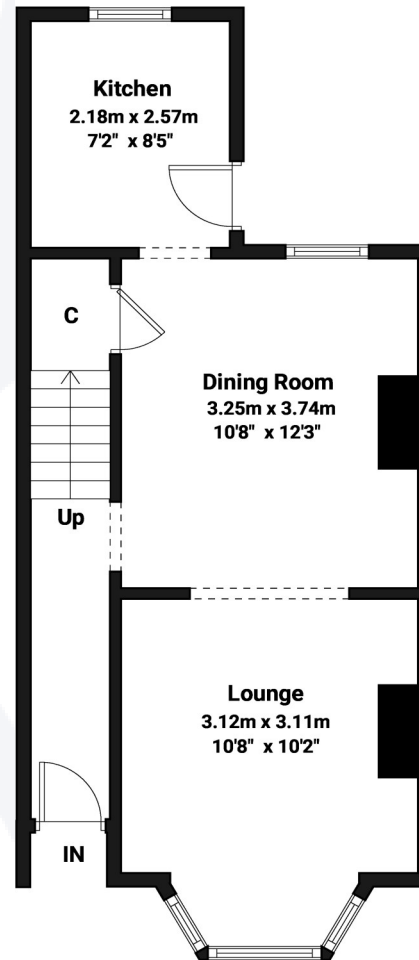
44.85 %

*INVESTMENT NOTICE

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Ground Floor Approximate Area:
372.2 sq ft (34.58 sq mt)

First Floor Approximate Area:
357 sq ft (33.17 sq mt)

5 Roland Avenue

TOTAL APPROXIMATE FLOOR AREA:
729.2 sq ft (67.75 sq mt)

FOR ILLUSTRATION PURPOSES ONLY
DIMENSIONS ARE APPROXIMATE



WHY HULL?

£60k - £100k

LOW ABSOLUTE PRICES ON FREEHOLD PROPERTIES

UK Leader

IN OFFSHORE WIND—LOW CARBON TECH / RENEWABLE ENERGY

£1.3 Billion

INVESTMENT FROM TECH & CORPORATES

HULL’S SUCCESS STORY HAS BEEN CEMENTED BY IT’S WINNING OF THE TITLE, “UK CITY OF CULTURE” IN 2017. HULL’S INVESTMENT AND REGENERATION STRATEGY IS UNDERPINNED BY THE THOUSANDS OF NEW JOBS THAT HAVE BEEN CREATED BY THE ONGOING COMMITMENT BY WORLD-CLASS ENERGY, HEALTH AND PHARMACEUTICAL COMPANIES SUCH AS SIEMENS, SMITH & NEPHEW & RECKITT BENCKISER AMONGST OTHERS TO THE CITY.

SIEMENS DEVELOPED ITS OFFSHORE WIND TURBINE PLANT IN HULL WHICH EMPLOYS C 700 STAFF, WHILE SMITH AND NEPHEW NOW EMPLOY C1000 STAFF PRODUCING ADVANCED WOUND MANAGEMENT PRODUCTS. HULL’S EMPLOYMENT RATE HAS INCREASED FASTER THAN THE NATIONAL AVERAGE AND IS NOW THE FASTEST GROWING ECONOMY IN YORKSHIRE. REGNERATION & DEVELOPMENT HAS BEEN A KEY CONTRIBUTOR TO HULL’S SUCCESS, ALONG WITH PREVIOUSLY DESOLATE OFFICE SPACES BEING TRANSFORMED INTO MODERN RESIDENTIAL DEVELOPMENTS. THE CITY IS NOW REGARD-ED AS A GLOBAL PIONEER IN THE USE OF RENEWABLE ENERGY. THE CITY IS ALSO ONE OF THE MOST ENABLED DIGITAL CITIES IN THE WORLD WTH FULL FIBRE TO THE ENTIRE CITY AND SPEEDS OF ONE GIGABIT PER SECOND, SUPPORTED BY 40,000 MBPS OF CONNECTIVITY THROUGH A CXNDC DATA CENTRE. HULL’S GVA IS WORTH OVER £6BN (2019) AND IS GROWING WITH MANUFACTURING AC- COUNTING FOR C25 % OF THE CITY’S PRODUCTIVITY. HULL HOSTS ALMOST 8600 BUSINESS, ALONG WITH SOME GLOBAL RECOGNIZED BRANDS SUCH AS ABP, ARCO, SONOCO-TRIDENT, CRANSWICK PLC, IDEAL HEATING, AUNT BESSIE’S, BP AND CRODA.

OVERVIEW

EAST RIDING OF YORKSHIRE POPULATION C 342,200

TRAIN TO LONDON KING’S CROSS IN 2.5 HOURS

TRAIN TO YORK IN 56 MINUTES

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