

LET PROPERTY PACK

INVESTMENT INFORMATION

Albemarle Street, Hull, HU3

208894914

 www.letproperty.co.uk





Property Description

Our latest listing is in Albemarle Street, Hull, HU3

Get instant cash flow of **£475** per calendar month with a **7.1%** Gross Yield for investors.

This property has a potential to rent for **£700** which would provide the investor a Gross Yield of **10.5%** if the rent was increased to market rate.

The property has long term tenants currently situated, currently being rented as an airbnb. For investors looking for a reliable rental income, this is a great addition to their portfolio.

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



Albemarle Street, Hull,
HU3

208894914



Property Key Features

2 bedroom

1 Bathroom

Spacious Rooms

Three Piece Bathroom

Factor Fees: £0.00

Ground Rent: TBC

Lease Length: TBC

Current Rent: £475

Market Rent: £700

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £80,000.00 and borrowing of £60,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 80,000.00

25% Deposit	£20,000.00
Stamp Duty ADS @ 6%	£4,800.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£25,800.00

Projected Investment Return



The monthly rent of this property is currently set at £475 per calendar month but the potential market rent is

£ 700

Returns Based on Rental Income	£475	£700
Mortgage Payments on £60,000.00 @ 5%	£250.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	TBC	
Letting Fees	£47.50	£70.00
Total Monthly Costs	£312.50	£335.00
Monthly Net Income	£162.50	£365.00
Annual Net Income	£1,950.00	£4,380.00
Net Return	7.56%	16.98%

Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and can provide advice on achieving full market rent.



Return **Stress Test** Analysis Report



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

Annual Net Income **£2,980.00**
Adjusted To

Net Return **11.55%**

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


Annual Net Income **£3,180.00**
Adjusted To

Net Return **12.33%**

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 £95,000.




2 bedroom semi-detached house for sale [+ Add to report](#)


St. Georges Road, Hull, HU3


NO LONGER ADVERTISED **SOLD STC**

Marketed from 19 Sep 2023 to 19 Jan 2024 (122 days) by Wigwam Homes, Hull

End-Terraced | 2 Double Bedrooms | Rear Garden | Large Kitchen/Diner | Spacious Living Area | Fam...
Fam...

 Sold price history: [View](#)

 Floor plan: [View](#)




3 bedroom terraced house for sale [+ Add to report](#)

Boulevard, Hull, East Riding Of Yorkshire, HU3

NO LONGER ADVERTISED **SOLD STC**

Marketed from 30 Mar 2023 to 30 Mar 2023 by Ultralets, Beverley

OFFERED EXCLUSIVELY TO INVESTORS - TENANTED THREE-BED TERRACE HOUSE

 Sold price history: [View](#)

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £700 based on the analysis carried out by our letting team at **Let Property Management**.



£700 pcm

2 bedroom terraced house

+ Add to report

Perry Street, Hull, HU3

NO LONGER ADVERTISED

Marketed from 28 Jun 2024 to 6 Jul 2024 (7 days) by OpenRent, London

No Agent Fees | Students Can Enquire | Property Reference Number: 2136483

 Floor plan:

[View](#)



£700 pcm

3 bedroom semi-detached house

+ Add to report

College Gardens, Hull

NO LONGER ADVERTISED **LET AGREED**






Marketed from 19 Feb 2022 to 19 Feb 2022 by Peregrine Property, Hull

Modern property | Ideal family home | Driveway | Ample living space | Sought after location | Wel...

Current Tenant Profile



As this property is currently tenanted, 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: **5 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.



Albemarle Street, Hull, HU3

PROPERTY ID: 12345678

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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