

¥

LET PROPERTY PACK

INVESTMENT INFORMATION

Plane Street, Hull, HU3 6BU

211519110

www.letproperty.co.uk





Property Description

Our latest listing is in Plane Street, Hull, HU3 6BU

Get instant cash flow of £1,280 per calendar month with a 8.9% Gross Yield for investors.

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...







Plane Street, Hull, HU3 6BU

211519110

5 bedrooms Factor Fee 1 bathroom Ground Re Good Condition Lease Len

Property Key Features

Easy access to local amenities

Ø

Factor Fees: TBC Ground Rent: Freehold Lease Length: Freehold Current Rent: £1,280

Kitchen





Bedrooms





Bathroom











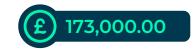
Initial Outlay





Figures based on assumed purchase price of £173,000 and borrowing of £129,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit	£43,250.00
SDLT Charge	£5,190
Legal Fees	£1,000.00
Total Investment	£49,440.00

Projected Investment Return



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. The monthly rent of this property is currently set at £1,280 per calendar month but the potential market rent is

Returns Based on Rental Income	£1,280
Mortgage Payments on £129,750.00 @ 5%	£540.63
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	твс
Ground Rent	Freehold
Letting Fees	£128.00
Total Monthly Costs	£683.63
Monthly Net Income	£596.38
Annual Net Income	£7,156.50
Net Return	<mark>14.48%</mark>



280

Return Stress Test Analysis Report





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

Annual Net Income **£4,596.50** Adjusted To

Net Return 9.30%

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

Annual Net Income **£4,561.50** Adjusted To

Net Return 9.23%

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 £180,000.

	5 bedroom terraced house for sale	+ Add to report
	Boulevard, Hull, HU3 2UD	
	CURRENTLY ADVERTISED	
£180,000	Marketed from 23 Oct 2024 by Beercocks, Newland Avenue, Hull	
	FIVE-ROOM HMO in PRIME LOCATION FULLY LET, generating £2,30	00 PER MONTH LIVING

	5 bedroom terraced house for sale + A	dd to report
	50 Cholmley Street	
	NO LONGER ADVERTISED SOLD STC	
	Marketed from 25 Aug 2023 to 10 Apr 2024 (229 days) by Neil Kaye Estate Agents, H	full
£160,000	Middle House Licensed HMO With 5 Letting Rooms Certificate of Lawful Use Ge	nerating Income

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,300 based on the analysis carried out by our letting team at **Let Property Management**.





£1,295 pcm

5 bedroom terraced house + Add to report
Vermont Street, Hull, HU5
NO LONGER ADVERTISED
Marketed from 13 Jul 2024 to 30 Sep 2024 (79 days) by OpenRent, London
No Agent Fees Students Can Enquire Property Reference Number: 2153797

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: 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.







Plane Street, Hull, HU3 6BU

211519110

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.

