

LET PROPERTY PACK

INVESTMENT INFORMATION

Maldon Drive, Hull, HU9

216159982











Property Description

Our latest listing is in Maldon Drive, Hull, HU9

Get instant cash flow of £950 per calendar month with a 5.2% Gross Yield for investors.

This property has a potential to rent for £1,200 which would provide the investor a Gross Yield of 6.6% if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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







Maldon Drive, Hull, HU9



Property Key Features

3 Bedrooms

2 Bathrooms

Spacious Room

Garden Ground Space

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £950

Market Rent: £1,200

Lounge









Kitchen









Bedrooms









Bathroom







Exterior









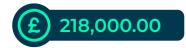
Initial Outlay





Figures based on assumed purchase price of £218,000.00 and borrowing of £163,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£54,500.00**

SDLT Charge £12,760

Legal Fees £1,000.00

Total Investment £68,260.00

Projected Investment Return



£1.200

The monthly rent of this property is currently set at £950 per calendar month but the potential market rent is

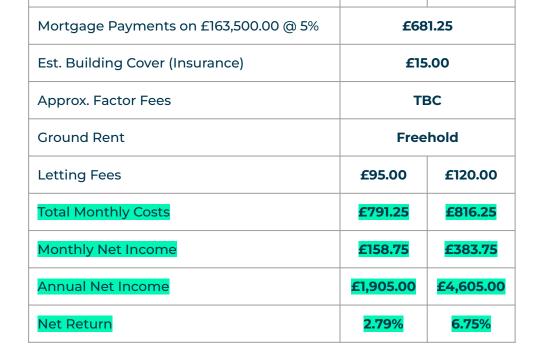
Returns Based on Rental Income



£950



Our industry leading letting agency
Let Property Management 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

£2,205.00

Adjusted To

Net Return

3.23%

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

Annual Net Income

£1,335.00

Adjusted To

Net Return

1.96%

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 £205,000.





£205,000



£190,000

3 bedroom semi-detached house for sale

Maldon Drive, Victoria Dock, Hull

NO LONGER ADVERTISED SOLD STC

Marketed from 3 Mar 2023 to 22 Aug 2023 (171 days) by Whitakers, Hull East

3 bedroom semi-detached house for sale

Maldon Drive, Hull

NO LONGER ADVERTISED

Marketed from 22 Jan 2024 to 19 Mar 2024 (56 days) by William H. Brown, Hull Holderness Road

+ Add to report

+ Add to report

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.



3 bedroom detached house

+ Add to report

South Bridge Road, HULL

NO LONGER ADVERTISED

LET AGREED

Marketed from 16 Dec 2024 to 7 Feb 2025 (52 days) by William H. Brown Lettings, Hull (Holderness Road)





£1,100 pcm

3 bedroom detached house

+ Add to report

Raleigh Drive, Hull, HU9

NO LONGER ADVERTISED

Marketed from 22 Nov 2024 to 2 Dec 2024 (10 days) by OpenRent, London

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



Current term of tenancy: 2 years+



Standard Tenancy Agreement In Place: **Yes**



Payment history: On time for length of tenancy



Fully compliant tenancy: Yes

Fully compliant tenancy including EICR & Gas Safety in order

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.





Interested in this property investment?

Call us on **0141 478 0985**



Maldon Drive, Hull, HU9



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.