



ROSMEAD STREET

HULL

HU9 2TA

A FREEHOLD TERRACED HOUSE

£69,995



SUMMARY

TENURE: FREEHOLD

TYPE : 2 BEDROOM TERRACED HOUSE

PRICE : £69,995

ESTIMATED RENTAL INCOME OF £7200 PER ANNUM

A GROSS YIELD ON ERV OF : 10.28 %

EPC C (71)

INFRASTRUCTURE

C 0.3 MILES FROM ESTCOURT PRIMARY ACADEMY

C 1.4 MILES FROM HULL COLLEGE

C 3 MILES FROM HULL ROYAL INFIRMARY

C2.6 MILES FROM HULL TRAIN STATION

INVESTMENT PERFORMANCE

19.23%

NET RETURN ON CASH

10.28%

YIELD ON ERV

£24k

CASH INVESTMENT FROM

5 YEAR GRAND TOTAL RETURN FORECAST*

5 YEAR NET RENT AFTER FINANCE COSTS AND 5 YEAR PREDICTED CAPITAL APPRECIATION FORECAST

190 % = £45,811





FINANCIAL INVESTMENT EXAMPLE

ASSUMPTIONS ; PRICE OF £75,000 ESTIMATE RENTAL INCOME OF £600 PER MONTH, STAMP DUTY £2099 , LEGAL COSTS OF £1200, BTL MORTGAGE FOR A TERM OF 35 YEARS AT AN INTEREST RATE OF 4.89 %

PURCHASE

TOTAL PURCHASE PRICE OF £73,294 : MORTGAGE £52,496
CASH INVESTMENT £20,798

MORTGAGE

INTEREST ONLY PAYMENT OF £214 PER MONTH, OR £2567
PER ANNUM

RENT

GROSS RENT OF £600 PER MONTH, OR £7200 PER ANNUM.
NET RENT AFTER FINANCE, RUNNING COSTS, & MORTGAGE
PAYMENTS OF £2567 (ABOVE) IS £4632

RETURN

NET RETURN AS YIELD ON CASH INVESTMENT: 4632/ 20,798

19.23 %

THE EQUIVALENT OF A 19.23 % NET RETURN PER YEAR ON
CASH INVESTED

2024 TO 2027 PROJECTIONS & PERFORMANCE

WE ASSUME CAPITAL GROWTH OF 28.2 % FROM 2024-2028
& A COMPOUNDED RENTAL INCREASE OF 18.1% OVER THE
SAME PERIOD (SAVILLS)

TOTAL RENTAL NET RETURN

£26,068

TOTAL CAPITAL GROWTH

£19,743

GRAND TOTAL RETURN

(TOTAL RENTAL NET + TOTAL CAPITAL GROWTH)

£45,811

% RETURN ON INITIAL CASH INVESTMENT

190 %

AVERAGE RETURN PER YEAR

47.5 %

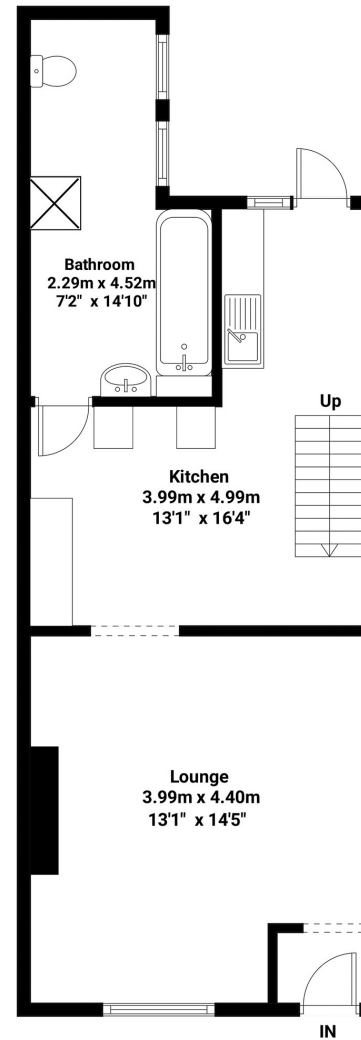
*INVESTMENT NOTICE

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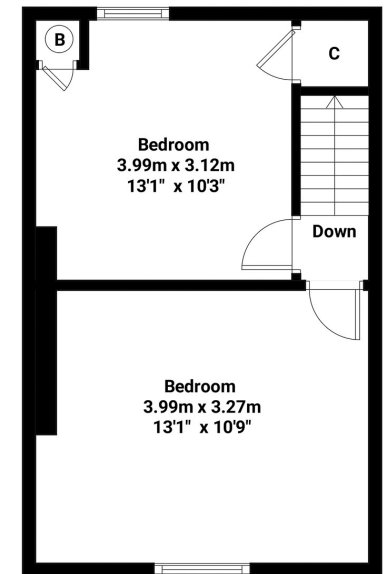




Ground Floor Approximate Area:
434.6 sq ft (40.28 sq mt)



First Floor Approximate Area:
274.4 sq ft (25.58 sq mt)



TOTAL APPROXIMATE FLOOR AREA:
709 sq ft (65.86 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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