

LET PROPERTY PACK

INVESTMENT INFORMATION

Seaford Rd, Salford, M6

210266521

 www.letproperty.co.uk





Property Description

Our latest listing is in Seaford Rd, Salford, M6

Get instant cash flow of **£2,050** per calendar month with a **9.7%** Gross Yield for investors.

This property has a potential to rent for **£2,676** which would provide the investor a Gross Yield of **12.7%** if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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



Seaford Rd, Salford, M6

210266521



Property Key Features

4 Bedrooms

2 Bathrooms

Spacious Rooms

Modern Kitchen

Factor Fees: £35.00

Ground Rent: TBC

Lease Length: freehold

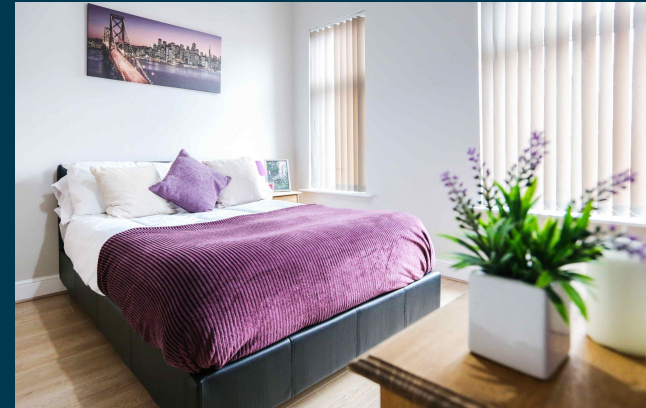
Current Rent: £2,050

Market Rent: £2,676

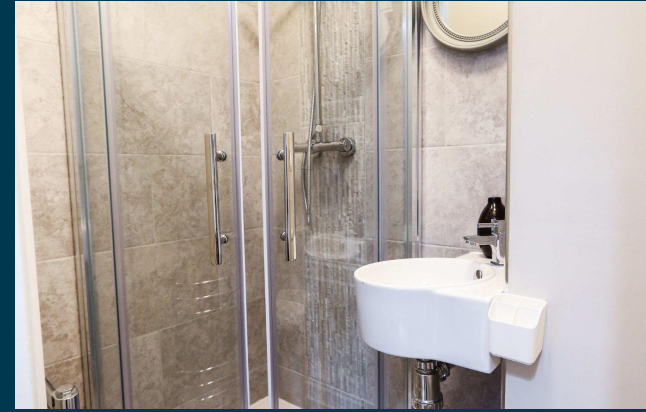
Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £253,000.00 and borrowing of £189,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 253,000.00

25% Deposit	£63,250.00
SDLT Charge	£7,740
Legal Fees	£1,000.00
Total Investment	£71,990.00

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 £2,050 per calendar month but the potential market rent is

£ 2,676

Returns Based on Rental Income	£2,050	£2,676
Mortgage Payments on £189,750.00 @ 5%	£790.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£35.00	
Ground Rent	TBC	
Letting Fees	£205.00	£267.60
Total Monthly Costs	£1,045.63	£1,108.23
Monthly Net Income	£1,004.38	£1,567.78
Annual Net Income	£12,052.50	£18,813.30
Net Return	16.74%	26.13%

Return **Stress Test** Analysis Report



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

Annual Net Income **£13,461.30**
Adjusted To

Net Return **18.70%**

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

Annual Net Income **£15,018.30**
Adjusted To

Net Return **20.86%**

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 £269,000.



£269,000

4 bedroom house share for sale

+ Add to report

25 Welford Street Salford

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 7 Mar 2023 to 5 Apr 2024 (394 days) by Mistoria Estate Agents Bolton Ltd, Bolton



£210,000

4 bedroom terraced house for sale

+ Add to report

Gerald Road, Salford, M6

NO LONGER ADVERTISED

SOLD STC

Marketed from 11 May 2022 to 4 Nov 2022 (177 days) by Thornley Groves, Monton

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,600 based on the analysis carried out by our letting team at **Let Property Management**.



£2,600 pcm

4 bedroom house

+ Add to report

Seaford Road, Salford, M6 6BA

NO LONGER ADVERTISED

Marketed from 29 Jan 2024 to 9 Apr 2024 (71 days) by Student Haus, Salford



£2,427 pcm

4 bedroom house share

+ Add to report

Seaford Road, Salford






NO LONGER ADVERTISED

Marketed from 29 Jan 2024 to 9 Apr 2024 (71 days) by Student Haus, Salford

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.



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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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