

LET PROPERTY PACK

INVESTMENT INFORMATION

Douglas Street, Salford, M7

214132567

 www.letproperty.co.uk





Property Description

Our latest listing is in Douglas Street, Salford, M7

Get instant cash flow of **£2,088** per calendar month with a **6.2%** Gross Yield for investors.

This property has a potential to rent for **£3,050** which would provide the investor a Gross Yield of **9.1%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect 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...



Douglas Street, Salford,
M7

214132567



Property Key Features

5 Bedrooms

2 Bathrooms

Modern and Good Condition

Back Area

Factor Fees: TBC

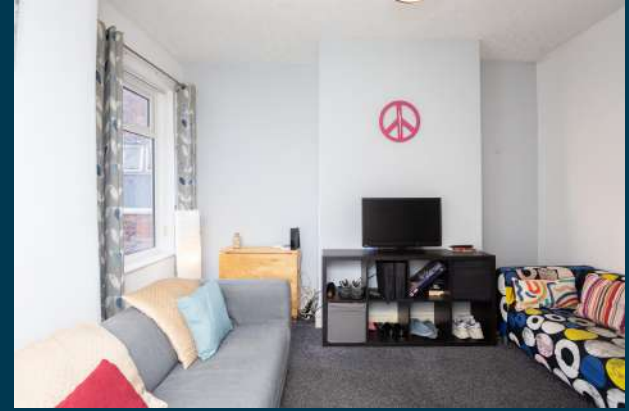
Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £2,088

Market Rent: £3,050

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £402,000.00 and borrowing of £301,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 402,000

25% Deposit	£100,500.00
SDLT Charge	19660
Legal Fees	£1,000.00
Total Investment	£121,160.00

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 £2,088 per calendar month but the potential market rent is

£ 3,050

Returns Based on Rental Income	£2,088	£3,050
Mortgage Payments on £301,500.00 @ 5%	£1,256.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£208.80	£305.00
Total Monthly Costs	£1,480.05	£1,576.25
Monthly Net Income	£608	£1,474
Annual Net Income	£7,295	£17,685
Net Return	6.02%	14.60%

Return **Stress Test** Analysis Report



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

Annual Net Income **£11,585**
Adjusted To

Net Return **9.56%**

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

Annual Net Income **£11,655**
Adjusted To

Net Return **9.62%**

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 £450,000.



£450,000

5 bedroom semi-detached house for sale

+ Add to report

Lower Broughton Road, Salford, Greater Manchester, M7

NO LONGER ADVERTISED

Marketed from 12 Jul 2024 to 7 Aug 2024 (26 days) by Reeds Rains, Salford



£300,000

3 bedroom terraced house for sale

+ Add to report

Murray Street, Salford

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 15 Jul 2024 to 8 Oct 2024 (84 days) by Aubrey Lee & Co, Prestwich

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £3,000 based on the analysis carried out by our letting team at **Let Property Management**.



£3,000 pcm

5 bedroom semi-detached house

Rock Street, Manchester, M7

CURRENTLY ADVERTISED

Marketed from 20 Feb 2025 by Leaders Lettings, Manchester

+ Add to report



£1,925 pcm

5 bedroom house

Rigby Street, Salford, Manchester, M7

NO LONGER ADVERTISED

Marketed from 2 Feb 2023 to 16 Oct 2023 (256 days) by Thornley Groves, Manchester Southern Gateway

+ Add to report

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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