

# PROPERTY INVESTMENT SCHEDULE



87 Macklin Road, Salisbury



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# PROPERTY DETAILS

87 Macklin Road, Salisbury

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## \*\*\* Investment Property\*\*\*

We Sell Rented Property are delighted to bring to the market this 3-bedroom house situated in Salisbury.

<b>Type of Home</b>	House	<b>Bedrooms - 3</b>
<b>Tenure</b>	Leasehold	<b>Bathrooms - 2</b>
<b>Tenant</b>	In Place	<b>Reception - 1</b>
<b>Current Rent</b>	£ 1430	
<b>Potential Rent</b>	£ 1460	
<b>Yield</b>	See Pages 7-8	



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# PROPERTY IMAGES



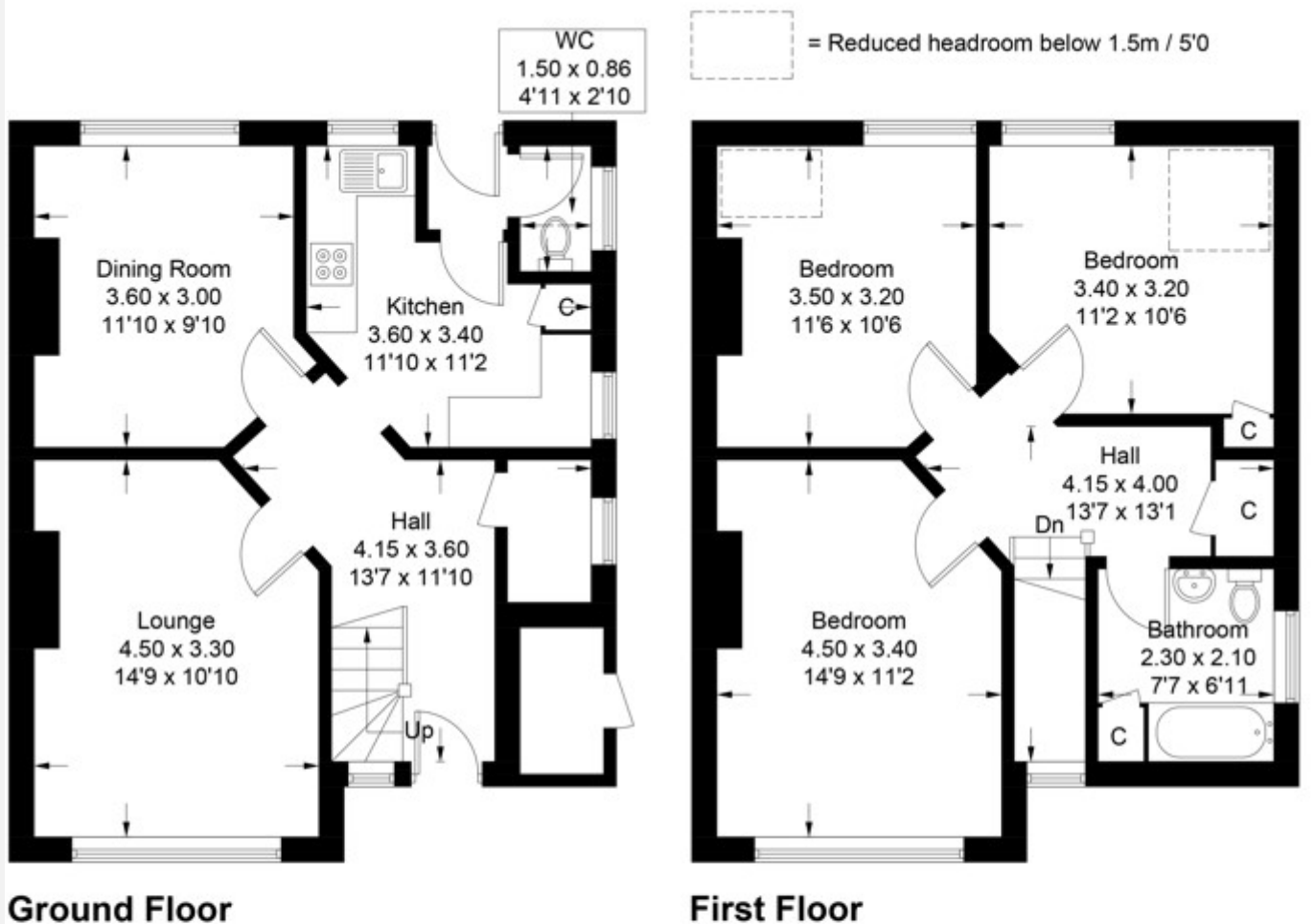
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# PROPERTY IMAGES



# PROPERTY FLOOR PLAN



Approximate Gross Internal Area  
 Ground Floor = 50.0 sq m / 538 sq ft  
 First Floor = 51.9 sq m / 559 sq ft  
 External Cupboard = 1.7 sq m / 18 sq ft  
 Total = 103.6 sq m / 1115 sq ft



# INVESTMENT SUMMARY

The next 4 pages are a projection of the potential return on your investment

We have looked at the potential returns in 4 different scenarios.  
First at the current rent. Secondly at the potential rent.

For each of those 2 rental figures, we then looked at the return if:

1. You purchased with cash outright.
2. You put down a 25% deposit & borrowed 75% (75% LTV)

We also looked at the historic increase in value of property in the area.  
We then used the historic performance to show the potential future increase over the next 5 years.

**Page 7** – Current annual rent returns for a cash purchase & for 75% LTV purchase.

**Page 8** - Potential annual rent returns for a cash purchase & for 75% LTV purchase.

**Page 9** – Historic increase in value & potential future increase in value. Within the area.

**Page 10** – The Combined potential rental income & potential increase in value: to give a Total Potential Return - over 5 years



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# RETURN AT CURRENT RENT

## £ 1430 PCM

Cash Purchase Investment / Current Return = 5.4% Yield

Investment		Income	
<b>House Purchase Price</b>	<b>£ 319,000</b>	<b>Annual Income</b>	<b>£ 17,160</b>
LBTT	£ 13,100	Less Mortgage %	£ 0
Legal Fees	£ 1,000	Factors Fees	£ 0
<b>Total Investment</b>	<b>£ 333,100</b>	<b>Net Annual Income</b>	<b>£ 17,160</b>

BTL Mortgage Investment / Current Return = 5.5% Yield

Investment		Income	
<b>25% of Purchase Price</b>	<b>£ 79,750</b>	<b>Annual Income</b>	<b>£ 17,160</b>
LBTT	£ 13,100	Less Mortgage Int	£ 11,963
Legal Fees	£ 1,000	Factors Fees	£ 0
<b>Total Investment</b>	<b>£ 93,850</b>	<b>Net Annual Income</b>	<b>£ 5,198</b>

\* Assumed 25% deposit & BTL interest rate of 5%



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# RETURN AT POTENTIAL RENT £1460 PCM

Cash Purchase Investment / Potential Return = 5.3 % Yield

Investment		Income	
<b>House Purchase Price</b>	<b>£ 319,000</b>	<b>Annual Income</b>	<b>£ 17,520</b>
LBTT	£ 13,100	Less Mortgage Int	£0
Legal Fees	£ 1,000	Factors Fees	£0
<b>Total Investment</b>	<b>£ 333,100</b>	<b>Net Annual Income</b>	<b>£ 17,520</b>

BTL Mortgage Investment / Potential Return 5.9%= Yield

Investment		Income	
<b>25% of Purchase Price</b>	<b>£ 79,750</b>	<b>Potential Annual Income</b>	<b>£ 17,520</b>
LBTT	£ 13,100	Less Mortgage Int	£ 11,963
Legal Fees	£ 1,000	Factors Fees	£0
<b>Total Investment</b>	<b>£ 93,850</b>	<b>Net Annual Income</b>	<b>£ 5,558</b>

\* Assumed 25% deposit & BTL interest rate of 5%



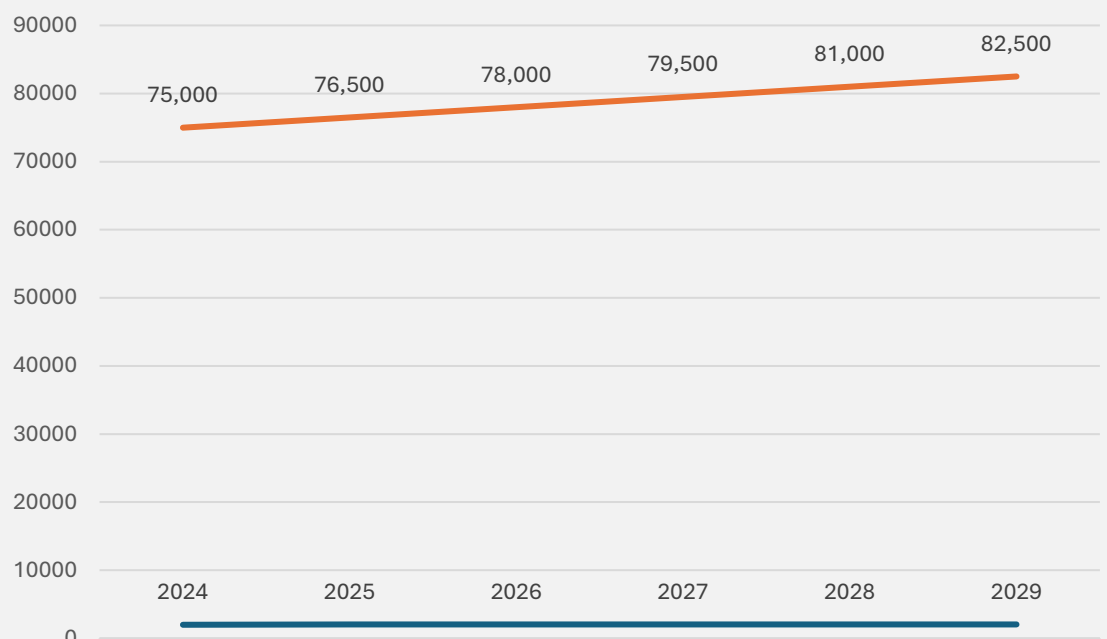
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# PROJECTED FUTURE VALUE

House prices in the SP2 area have increased by 10% in the last 5 years

Potential Future Value - 5 years



	1	2	3	4	5	6
YEAR	2024	2025	2026	2027	2028	2029
PROPERTY PRICE POTENTIAL (£)	75,000	76,500	78,000	79,500	81,000	82,500

— YEAR — PROPERTY PRICE POTENTIAL (£)

Based on last 5 years performance



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# TOTAL POTENTIAL RETURN OVER 5 YEARS

**BASED ON CURRENT RENT**

## 5 Year Total Potential Return

Cash Purchase Investment / Potential Total Return 35%

<b>Cash Investment</b>	<b>£333,100</b>
5 Year Income	£85,800
Potential Increase in Value	£31,900
<b>Total Potential Return</b>	<b>£117,700</b>

BTL Mortgage Investment / Potential Total Return 62%

<b>Cash Investment</b>	<b>£93,850</b>
5 Year Net Income	£25,988
Potential Increase in Value	£31,900
<b>Total Potential Return</b>	<b>£57,888</b>



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# TOTAL POTENTIAL RETURN OVER 5 YEARS

**BASED ON POTENTIAL RENT**

## 5 Year Total Potential Return

Cash Purchase Investment / Potential Total Return 36%

<b>Cash Investment</b>	<b>£333,100</b>
5 Year Income	£87,600
Potential Increase in Value	£31,900
<b>Total Potential Return</b>	<b>£119,500</b>

BTL Mortgage Investment / Potential Total Return 64%

<b>Cash Investment</b>	<b>£93,850</b>
5 Year Net Income	£27,778
Potential Increase in Value	£31,900
<b>Total Potential Return</b>	<b>£59,688</b>



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# TENANT INFORMATION



Tenancy Agreement in Place



No missed / late rent payments in last 12 months



Tenant expected to stay long term



Property fully compliant (EICR / Gas Safety etc)



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# LOCAL SALES ACTIVITY

## Comparable sale properties

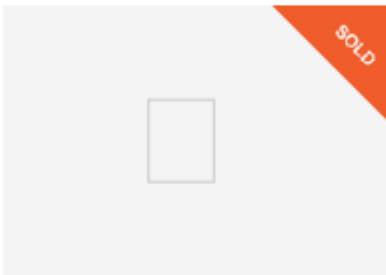


**£325,000**

73 Macklin Road, Salisbury SP2 7HD

**Semi-detached house / Freehold**    **Sale date:** Feb 2022

<b>Sale date:</b>	Feb 2022	Nov 1996
<b>Price:</b>	£325,000	£63,000



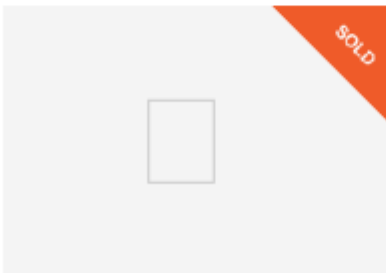
**£320,000**

32 Macklin Road, Salisbury SP2 7HD

**Distance:** 0.04 miles

**3** **Semi-detached house / Freehold**    **Sale date:** Mar 2023

<b>Sale date:</b>	Mar 2023	Feb 2018	Sep 2005	Oct 1999
<b>Price:</b>	£320,000	£265,000	£179,950	£84,950



**£352,000**

221 Devizes Road, Salisbury SP2 9LT

**Distance:** 0.17 miles

**Semi-detached house / Freehold**    **Sale date:** Apr 2024

<b>Sale date:</b>	Apr 2024	Nov 2001	Apr 1996
<b>Price:</b>	£352,000	£155,000	£59,750



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# LOCAL RENTAL ACTIVITY

## Comparable rental properties



**F** **£1,200 pcm (£277 pw)**  
Devizes Road, Salisbury, Wiltshire SP2 **ARCHIVED** **Distance: 0.18 miles**

**3** **Terraced house**

A three bedroom end of terrace house within easy walking distance of the City Centre. The property is set in an elevated position, with a courtyard and car parking space accessed from Russell ...



**G** **£1,100 pcm (£254 pw)**  
Devizes Road, Salisbury SP2 **ARCHIVED** **Distance: 0.19 miles**

**3** **Terraced house**

**\*\*viewings suspended due to high demand\*\*** A well-presented mid-terraced period house with three bedrooms, two reception rooms and a private garden close to the city centre. Presented in excellent ...



**H** **£1,250 pcm (£288 pw)**  
Montgomery Gardens, Salisbury SP2 **ARCHIVED** **Distance: 0.21 miles**

**2** **Terraced house**

Freshly refurbished 2-bed house. Enquiries by 'contact agent' button only.



**I** **£1,400 pcm (£323 pw)**  
Highbury Avenue, Salisbury SP2 **ARCHIVED** **Distance: 0.24 miles**

**3** **Detached house**

A deceptively spacious detached 3 bedroom modern house, with integral single garage and a private rear garden in excellent condition having been recently redecorated, re-carpeted and with a new ...





**J** **£1,400 pcm (£323 pw)**  
Jay Rise, Salisbury SP2 **ARCHIVED** **Distance: 0.24 miles**

**3** **End terrace house**

An attractive 3 bedroom, end of terrace, modern house with off road parking and within walking distance to the city centre. 30 Jay Rise is a modern end of terrace property with 3 bedrooms. The ...

# Contact Information

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 [www.wesellrentedproperty.com](http://www.wesellrentedproperty.com)

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