



Bassets SALES & LETTINGS

Different in so many ways

Approximate Gross Rents and Comparable Yields

The key aim for most buy-to-let investors is that their property should grow in value while ensuring that the rental income is sufficient to pay for the mortgage. One way of comparing similar properties from an income-generating point of view is to look at the gross annual yield they will provide.

The following table elaborates on this and is based on an unfurnished property in good decorative order within two miles of Salisbury). Just as the level of income varies by property type and location, so does the potential for the property to increase in value (Capital Growth). For the local area, a gross annual rental yield of 5% is good, a rate towards 7% extremely good.

SALISBURY

Property Type	Approximate Purchase Price	Approximate Gross Monthly Market Rent	Gross Annual Yield (Annual Rent/ Purchase Price)
1 Bedroom Studio	£80,000	£485	7.3%
1 Bedroom Flat	£110,000	£575	6.3%
2 Bedroom Flat	£145,000	£675	5.6%
2 Bedroom House	£170,000	£695	4.9%
3 Bedroom Semi	£205,000	£825	4.8%
4 Bedroom Detached	£310,000	£1,150	4.5%

(Source: Bassets Property Services Ltd, Salisbury, Jan 2012)

AMESBURY

Property Type	Approximate Purchase Price	Approximate Gross Monthly Market Rent	Gross Annual Yield (Annual Rent/ Purchase Price)
1 Bedroom Flat	£100,000	£550	6.6%
2 Bedroom Flat	£125,000	£635	6.1%
2 Bedroom House	£150,000	£675	5.4%
3 Bedroom Semi	£175,000	£775	5.3%
4 Bedroom Detached	£250,000	£1,000	4.8%

(Source: Bassets Property Services Ltd, Amesbury, Jan 2012)

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(Source: Bassets Property Services Ltd, Salisbury, Jan 2012)

FORDINGBRIDGE

Property Type	Approximate Purchase Price	Approximate Gross Monthly Market Rent	Gross Annual Yield (Annual Rent/ Purchase Price)
1 Bedroom Flat	£115,000	£575	6%
2 Bedroom Flat	£145,000	£650	5.4%
2 Bedroom House	£175,000	£695	4.8%
3 Bedroom Semi	£215,000	£825	4.6%
4 Bedroom Detached	£280,000	£1,050	4.5%

(Source: Bassets Property Services Ltd, Fordingbridge, Jan 2012)

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