

LET PROPERTY PACK

INVESTMENT INFORMATION

Cowbridge Road West,
Cardiff, CF5

208476291

 www.letproperty.co.uk





Property Description

Our latest listing is in Cowbridge Road West, Cardiff, CF5

Get instant cash flow of **£625** per calendar month with a **6.9%** Gross Yield for investors.

This property has a potential to rent for **£800** which would provide the investor a Gross Yield of **8.8%** 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...



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Property Key Features

1 Bedroom

1 Bathroom

Lounge and Kitchen

Spacious Room

Factor Fees: £100.00 PM

Ground Rent: £25.00 PM

Lease Length: 108 years

Current Rent: £625

Market Rent: £800

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £109,000.00 and borrowing of £81,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 109,000.00

25% Deposit	£27,250.00
SDLT Charge	£5,450
Legal Fees	£1,000.00
Total Investment	£33,700.00

Projected Investment Return



The monthly rent of this property is currently set at £625 per calendar month but the potential market rent is

£ 800



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.



Returns Based on Rental Income	£625	£800
Mortgage Payments on £81,750.00 @ 5%	£340.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£100.00	
Ground Rent	£25.00	
Letting Fees	£62.50	£80.00
Total Monthly Costs	£543.13	£560.63
Monthly Net Income	£81.88	£239.38
Annual Net Income	£982.50	£2,872.50
Net Return	2.92%	8.52%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,272.50**
Adjusted To

Net Return **3.78%**

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

Annual Net Income **£1,537.50**
Adjusted To

Net Return **4.56%**

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 £175,000.00.



£175,000

1 bedroom apartment for sale

+ Add to report

Mayfield House, The Boulevard, Canton

NO LONGER ADVERTISED

Marketed from 30 Apr 2024 to 8 Jun 2024 (38 days) by Jeffrey Ross, Pontcanna

One Double Bedroom | Purpose Built Block | Open Plan Lounge/Kitchen | First Floor Apartment

Floor plan:

[View](#)



£170,000

1 bedroom flat for sale

+ Add to report

Mayfield House, The Boulevard, Canton, Cardiff

NO LONGER ADVERTISED

SOLD STC

Marketed from 7 Feb 2024 to 19 Jul 2024 (163 days) by Hern & Crabtree, LLandaff

No Chain | Second Floor Apartment | One Double Bedroom | Open Plan Lounge/Kitchen/Diner | Balcony...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £800 based on the analysis carried out by our letting team at **Let Property Management**.



£800 pcm

1 bedroom apartment

+ Add to report

St Fagans Road, Cardiff

NO LONGER ADVERTISED

LET AGREED

Marketed from 12 Dec 2023 to 16 Feb 2024 (66 days) by Allen & Harris, Pontcanna

****ONE BEDROOM RETIREMENT APARTMENT**** ****ZERO DEPOSIT OPTION**** Allen & Harris are pleased to present...



£800 pcm

1 bedroom house

+ Add to report

Limeslade Close, Fairwater, Cardiff

NO LONGER ADVERTISED

LET AGREED

Marketed from 5 Apr 2023 to 23 May 2023 (47 days) by Peter Alan, Canton

Zero Deposit Option Available | Available April | Fully Furnished | Allocated parking space | One...

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: **3 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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