

LET PROPERTY PACK

INVESTMENT INFORMATION

Beda Road, Cardiff, CF5 1LY

217700198

 www.letproperty.co.uk





Property Description

Our latest listing is in Beda Road, Cardiff, CF5 1LY

Get instant cash flow of **£3,400** per calendar month with a **5.5%** Gross Yield for investors.

This property has a potential to rent for **£3,600** which would provide the investor a Gross Yield of **5.9%** if the rent was increased to market rate.

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



Beda Road, Cardiff, CF5
1LY

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Property Key Features

6 bedrooms

3 bathrooms

Good Condition

Easy Access to Local Amenities

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 998 years

Current Rent: £3,400

Market Rent: £3,600

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £736,000.00 and borrowing of £552,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 736,000.00

| | |
|------------------|-------------|
| 25% Deposit | £184,000.00 |
| SDLT Charge | £63,600 |
| Legal Fees | £1,000.00 |
| Total Investment | £248,600.00 |

Projected Investment Return



The monthly rent of this property is currently set at £3,400 per calendar month but the potential market rent is

£ 3,600



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



| Returns Based on Rental Income | £3,400 | £3,600 |
|---------------------------------------|-----------|------------|
| Mortgage Payments on £552,000.00 @ 5% | £2,300.00 | |
| Est. Building Cover (Insurance) | £15.00 | |
| Approx. Factor Fees | TBC | |
| Ground Rent | TBC | |
| Letting Fees | £340.00 | £360.00 |
| Total Monthly Costs | £2,655.00 | £2,675.00 |
| Monthly Net Income | £745.00 | £925.00 |
| Annual Net Income | £8,940.00 | £11,100.00 |
| Net Return | 3.60% | 4.47% |

Return Stress Test Analysis Report



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

Annual Net Income **£3,900.00**
Adjusted To

Net Return **1.57%**

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

Annual Net Income **£60.00**
Adjusted To

Net Return **0.02%**

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**



Standard Tenancy Agreement In Place: **YES**



Fully compliant tenancy: **YES**

Fully compliant tenancy including
EICR & Gas Safety in order



Current term of tenancy: **Moved in within the last 2 years**



Payment history: **On time for length of tenancy**

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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