

LET PROPERTY PACK

INVESTMENT INFORMATION

Beda Road, Cardiff, CF5 1LY

217700198











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



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

217700198

Lounge









Kitchen









Bedrooms





Bathroom





Exterior





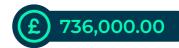
Initial Outlay





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



25% Deposit **£184,000.00**

SDLT Charge £63,600

Legal Fees £1,000.00

Total Investment £248,600.00

Projected Investment Return





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

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



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	ТВС	
Ground Rent	ТВС	
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



Current term of tenancy: **Moved in** within the last 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.





Interested in this property investment?

Call us on **0141 478 0985**



Beda Road, Cardiff, CF5 1LY



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.