

LET PROPERTY PACK

INVESTMENT INFORMATION

Broadway, Rhondda Cynon
Taff, CF37 1BD

220677199

 www.letproperty.co.uk





Property Description

Our latest listing is in Broadway, Rhondda Cynon Taff, CF37 1BD

Get instant cash flow of **£600** per calendar month with a **5.3%** Gross Yield for investors.

This property has a potential to rent for **£882** which would provide the investor a Gross Yield of **7.7%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

Don't miss out on this fantastic investment opportunity...



Broadway, Rhondda
Cynon Taff, CF37 1BD

220677199



Property Key Features

4 bedrooms

1 bathroom

Spacious Lounge

Well Equipped Kitchen

Factor Fees: TBC

Ground Rent: TBC

Lease Length: TBC

Current Rent: £600

Market Rent: £882

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £137,000.00 and borrowing of £102,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 137,000.00

25% Deposit £34,250.00

SDLT Charge £7,090

Legal Fees £1,000.00

Total Investment £42,340.00

Projected Investment Return



The monthly rent of this property is currently set at £600.00 per calendar month but the potential market rent is

£ 882

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



Returns Based on Rental Income	£600.00	£882.00
Mortgage Payments on £102,750.00 @ 5%	£428.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£60.00	£88.20
Total Monthly Costs	£503.13	£531.33
Monthly Net Income	£96.88	£350.68
Annual Net Income	£1,162.50	£4,208.10
Net Return	2.75%	9.94%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,444.10**
Adjusted To

Net Return **5.77%**

If Interest Rates increased by 2% (from 5% to 7%)

Annual Net Income **£2,153.10**
Adjusted To

Net Return **5.09%**

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 £210,000.



£210,000

3 bedroom end of terrace house for sale

+ Add to report

Pentrebach Road, Pontypridd

NO LONGER ADVERTISED

SOLD STC

Marketed from 8 Mar 2024 to 16 Sep 2024 (192 days) by Hoskins Johnson, Pontypridd



£190,000

3 bedroom terraced house for sale

+ Add to report

Egypt Street, Pontypridd

NO LONGER ADVERTISED

Marketed from 9 Jul 2024 to 22 Mar 2025 (255 days) by Darlows, Pontypridd

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,100 based on the analysis carried out by our letting team at **Let Property Management**.



£1,100 pcm

3 bedroom terraced house

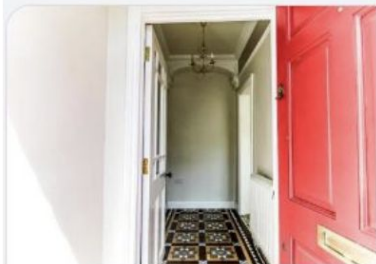
Wood Road, Treforest, Pontypridd

NO LONGER ADVERTISED

LET AGREED

Marketed from 24 Jun 2020 to 6 Mar 2025 (1715 days) by Bay City Living, Cardiff

+ Add to report



£995 pcm

3 bedroom town house

Rickards Street, Graig, Pontypridd

NO LONGER ADVERTISED

LET AGREED

Marketed from 3 Apr 2025 to 6 May 2025 (33 days) by James Douglas, Pontypridd

+ Add to report

Current Tenant Profile



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 4 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.



Interested in this
property investment?

Call us on
0141 478 0985



www.letproperty.co.uk

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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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