

LET PROPERTY PACK

INVESTMENT INFORMATION

Mount Pleasant, Swansea,
SA1

222260588

 www.letproperty.co.uk





Property Description

Our latest listing is in Mount Pleasant, Swansea, SA1

Get instant cash flow of **£1,000** per calendar month with a **4.8%** Gross Yield for investors.

This property has a potential to rent for **£1,500** which would provide the investor a Gross Yield of **7.2%** if the rent was increased to market rate.

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



Mount Pleasant, Swansea,
SA1

222260588



Property Key Features

5 Bedrooms

2 Bathrooms

Good Condition

Rear Garden Space

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £1,000

Market Rent: £1,500

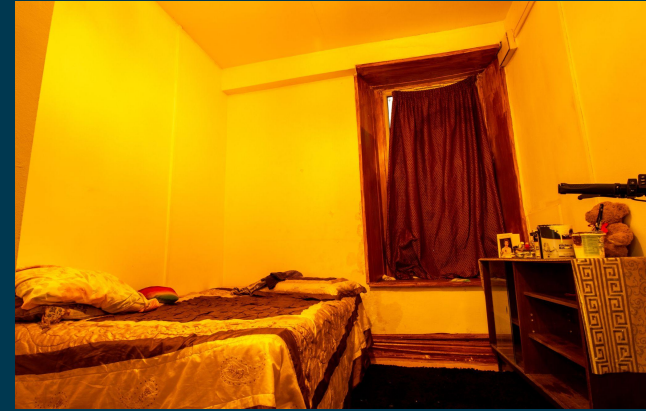
Kitchen



Bathroom



Bedrooms



Exterior





Figures based on assumed purchase price of £250,000.00 and borrowing of £187,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 250,000.00

25% Deposit	£62,500.00
SDLT Charge	£15,000
Legal Fees	£1,000.00
Total Investment	£78,500.00

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 £1,000 per calendar month but the potential market rent is

£1,500

Returns Based on Rental Income	£1,000	£1,500
Mortgage Payments on £187,500.00 @ 5%	£781.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£100.00	£150.00
Total Monthly Costs	£896.25	£946.25
Monthly Net Income	£103.75	£553.75
Annual Net Income	£1,245.00	£6,645.00
Net Return	1.59%	8.46%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,645.00**
Adjusted To

Net Return **4.64%**

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

Annual Net Income **£2,895.00**
Adjusted To

Net Return **3.69%**

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 £270,000.



£270,000

5 bedroom house share for sale

The Promenade, Swansea

NO LONGER ADVERTISED

Marketed from 27 May 2022 to 30 Sep 2022 (125 days) by Astleys, Swansea

+ Add to report



£195,000

5 bedroom terraced house for sale

29 The Promenade, Swansea SA1 6EN

NO LONGER ADVERTISED

Marketed from 15 May 2024 to 3 Jul 2024 (48 days) by Auction House, Wales

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,750 based on the analysis carried out by our letting team at **Let Property Management**.



£1,750 pcm

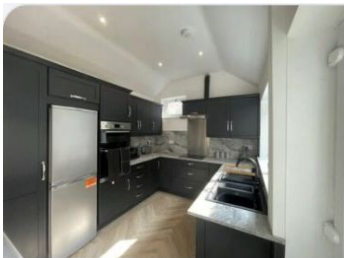
5 bedroom house

Willows Place, City Centre, Swansea

NO LONGER ADVERTISED

Marketed from 5 Nov 2024 to 2 Jun 2025 (209 days) by StudentDigz, Swansea

+ Add to report



£1,400 pcm

5 bedroom house

Mount pleasant, Swansea

NO LONGER ADVERTISED

Marketed from 22 Sep 2023 to 16 Feb 2024 (146 days) by John Francis, Swansea

+ 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**



Current term of tenancy: **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.



www.letproperty.co.uk

Mount Pleasant, Swansea, SA1

222260588

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.



LETPROPERTY