

LET PROPERTY PACK

INVESTMENT INFORMATION

Rhodfa'r Gwagenni Barry,
CF63

209046522

 www.letproperty.co.uk





Property Description

Our latest listing is in Rhodfa'r Gwagenni Barry, CF63

Get instant cash flow of **£900** per calendar month with a **8.0%** Gross Yield for investors.

This property has a potential to rent for **£1,050** which would provide the investor a Gross Yield of **9.3%** 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...



Rhodfa'r Gwagenni Barry,
CF63

209046522



Property Key Features

2 Bedroom

2 Bathroom

Spacious Lounge Area

Three Piece Bathroom

Factor Fees: £2,400 per year

Ground Rent: £150 per year

Lease Length: 110 years

Current Rent: £900

Market Rent: £1,050

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £135,000.00 and borrowing of £101,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 135,000.00

25% Deposit	£33,750.00
Stamp Duty ADS @ 6%	£8,100.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£42,850.00

Projected Investment Return



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.



The monthly rent of this property is currently set at £900 per calendar month but the potential market rent is

£1,050

Returns Based on Rental Income	£900	£1,050
Mortgage Payments on £101,250.00 @ 5%	£421.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£2,400 per year	
Ground Rent	£150 per year	
Letting Fees	£90.00	£105.00
Total Monthly Costs	£739.38	£754.38
Monthly Net Income	£160.63	£295.63
Annual Net Income	£1,927.50	£3,547.50
Net Return	4.50%	8.28%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,447.50**
Adjusted To

Net Return **3.38%**

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

Annual Net Income **£1,672.50**
Adjusted To

Net Return **3.90%**

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 £185,000.



£185,000

Floorplan

2 bedroom flat for sale

Y Rhodfa, Barry

+ Add to report

NO LONGER ADVERTISED

LIFT WITHIN THE BLOCK | DIRECT WATER VIEWS - CLOSE PROXIMITY TO BEACHES, GOODSHEDS, PARKS | DRESS...

SOLD PRICE HISTORY

22 Mar 2021	£137,500
28 Jun 2002	£112,000

Marketed from 26 Oct 2023 to 26 Feb 2024 (123 days) by Peter Alan, Barry



£185,000

Floorplan

3 bedroom flat for sale

Y Rhodfa, BARRY

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

Stunning Penthouse Apartment. | Waterfront location with stunning views. | Three Bedrooms. | Two...

SOLD PRICE HISTORY

11 Jan 2023	£178,000
25 May 2018	£165,000
4 Jan 2013	£125,000

Marketed from 30 May 2022 to 25 Jan 2023 (239 days) by Allen & Harris, Barry

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,050 based on the analysis carried out by our letting team at **Let Property Management**.



£1,050 pcm

2 bedroom terraced house

Rhodfa Cambo, Barry, CF62

+ Add to report

NO LONGER ADVERTISED

No Agent Fees | Students Can Enquire | Property Reference Number: 1906764

Marketed from 23 Nov 2023 to 8 Dec 2023 (14 days) by OpenRent, London



£1,050 pcm

3 bedroom house

Phyllis Street, BARRY

+ Add to report

NO LONGER ADVERTISED LET AGREED

NEW TO THE MARKET | THREE BEDROOM END TERRACED HOUSE | MODERN THROUGHOUT | NEWLY REFURBISHED...

SOLD PRICE HISTORY

29 Jan 2020	£127,500
12 Apr 1996	£33,950

Marketed from 11 Sep 2023 to 1 Nov 2023 (50 days) by Allen & Harris, Penarth

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 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.



Rhodfa'r Gwagenni Barry, CF63

PROPERTY ID: 12345678

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