

LET PROPERTY PACK

INVESTMENT INFORMATION

Abbottsmoor, Port Talbot,
SA12

212680418

 www.letproperty.co.uk





Property Description

Our latest listing is in Abbottsmoor, Port Talbot, SA12

Get instant cash flow of **£525** per calendar month with a **7.0%** Gross Yield for investors.

This property has a potential to rent for **£750** which would provide the investor a Gross Yield of **10.0%** 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...



Abbottsmoor, Port Talbot,
SA12

212680418



Property Key Features

2 Bedrooms

2 Bathrooms

Patio

Rear Garden Space

Factor Fees: tbc

Ground Rent: £59 pm

Lease Length: 108 years

Current Rent: £525

Market Rent: £750

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £90,000.00 and borrowing of £67,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 90,000

25% Deposit	£22,500.00
SDLT Charge	2700
Legal Fees	£1,000.00
Total Investment	£26,200.00

Projected Investment Return



The monthly rent of this property is currently set at £525 per calendar month but the potential market rent is

£ 750

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.



Returns Based on Rental Income	£525	£750
Mortgage Payments on £67,500.00 @ 5%	£281.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	tbc	
Ground Rent	£59 pm	
Letting Fees	£52.50	£75.00
Total Monthly Costs	£348.75	£371.25
Monthly Net Income	£176	£379
Annual Net Income	£2,115	£4,545
Net Return	8.07%	17.35%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,045**
Adjusted To

Net Return **11.62%**

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

Annual Net Income **£3,195**
Adjusted To

Net Return **12.19%**

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 £160,000.



£160,000

2 bedroom semi-detached house for sale

+ Add to report

Abbottsmoor, Port Talbot, Neath Port Talbot. SA12 6DT

NO LONGER ADVERTISED

Marketed from 25 Nov 2022 to 4 Jan 2023 (40 days) by Peter Morgan, Port Talbot



£125,000

2 bedroom end of terrace house for sale

+ Add to report

Abbottsmoor, Port Talbot

NO LONGER ADVERTISED

Marketed from 16 Sep 2021 to 18 Nov 2021 (62 days) by Good Move, Leeds

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £795 based on the analysis carried out by our letting team at **Let Property Management**.



£795 pcm

2 bedroom terraced house

Abbottsmoor, Port Talbot

NO LONGER ADVERTISED

LET AGREED

Marketed from 29 Apr 2024 to 1 Jul 2024 (62 days) by Herbert R Thomas, Neath

+ Add to report



£575 pcm

2 bedroom terraced house

Gladys Street, Aberavon, Port Talbot, Neath Port Talbot.

NO LONGER ADVERTISED

LET AGREED

Marketed from 12 Aug 2022 to 22 Aug 2022 (10 days) by Clee Tompkinson & Francis, Port Talbot

+ Add to report

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: **6 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

Abbottsmoor, Port Talbot, SA12

212680418

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