

LET PROPERTY PACK

INVESTMENT INFORMATION

Ferry Court, Cardiff, CF11

210915536

 www.letproperty.co.uk





Property Description

Our latest listing is in Ferry Court, Cardiff, CF11

Get instant cash flow of **£700** per calendar month with a **8.6%** Gross Yield for investors.

This property has a potential to rent for **£796** which would provide the investor a Gross Yield of **9.7%** 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...



Ferry Court, Cardiff, CF11

210915536



Property Key Features

1 bedroom

1 bathroom

Well Maintained Property

Modern Bathroom

Factor Fees: £166 pm

Ground Rent: TBC

Lease Length: 103 years

Current Rent: £700

Market Rent: £796

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £98,000.00 and borrowing of £73,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 98,000.00

25% Deposit	£24,500.00
SDLT Charge	£4,900
Legal Fees	£1,000.00
Total Investment	£30,400.00

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 £700 per calendar month but the potential market rent is

£ 796

Returns Based on Rental Income	£700	£796
Mortgage Payments on £73,500.00 @ 5%	£306.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£166.00	
Ground Rent	TBC	
Letting Fees	£70.00	£79.60
Total Monthly Costs	£557.25	£566.85
Monthly Net Income	£142.75	£229.15
Annual Net Income	£1,713.00	£2,749.80
Net Return	5.63%	9.05%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,157.80**
Adjusted To

Net Return **3.81%**

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

Annual Net Income **£1,279.80**
Adjusted To

Net Return **4.21%**

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 £310,000.



£310,000

2 bedroom apartment for sale

+ Add to report

Kilcredaun House, Ferry Court, Cardiff Bay, Cardiff, CF11

NO LONGER ADVERTISED

Marketed from 4 Oct 2019 to 3 Feb 2020 (121 days) by Moginie James, Pontcanna



£310,000

2 bedroom apartment for sale

+ Add to report

Kilcredaun House, Prospect Place

NO LONGER ADVERTISED

Marketed from 4 Jun 2019 to 5 Jun 2019 by Martin & Co, Cardiff

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

1 bedroom apartment

Prospect Place, Cardiff Bay

NO LONGER ADVERTISED

LET AGREED

Marketed from 26 Jul 2024 to 11 Sep 2024 (47 days) by Keylet, Cardiff

+ Add to report



£995 pcm

1 bedroom apartment

Prospect Place, Cardiff Bay (1 Bed)

NO LONGER ADVERTISED

Marketed from 21 Aug 2023 to 29 Aug 2023 (7 days) by Keylet, Cardiff

+ 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: **5 years**



Standard Tenancy Agreement In Place: **Yes**



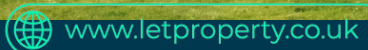
Payment history: **On time for length of tenancy**



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.



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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.



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