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# LET PROPERTY PACK

## **INVESTMENT** INFORMATION

Ferry Court, Cardiff, CF11

210915536

( www.letproperty.co.uk

## **LETPR®PERTY**





## **Property** Description

Our latest listing is in Ferry Court, Cardiff, CF11

Get instant cash flow of £700 per calendar month with a 9.4% Gross Yield for investors.

This property has a potential to rent for **£796** which would provide the investor a Gross Yield of **10.7%** 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...

### **LETPR<sup>®</sup>PERTY**





### Ferry Court, Cardiff, CF11

210915536

1 BedroomFa1 BathroomGiWell-Maintained PropertyLeModern BathroomCu

**Property Key Features** 

Factor Fees: £166.66 PM Ground Rent: £100.00 PM Lease Length: 103 years Current Rent: £700 Market Rent: £796

## Lounge





## **Kitchen**





# Bedrooms





## Bathroom





## Exterior





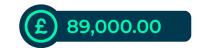
## **Initial** Outlay





Figures based on assumed purchase price of £89,000.00 and borrowing of £66,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### ASSUMED PURCHASE PRICE

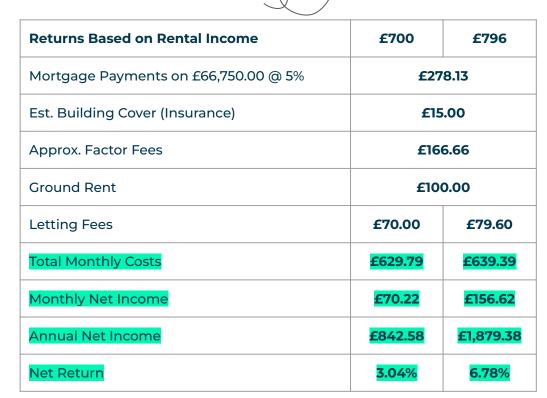


25% Deposit	£22,250.00
SDLT Charge	£4,450
Legal Fees	£1,000.00
Total Investment	£27,700.00

## **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

## Return Stress Test Analysis Report





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

Annual Net Income **£287.38** Adjusted To

Net Return 1.04%

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

Annual Net Income **£1,744.38** Adjusted To

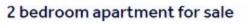
Net Return 6.30%

## 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



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



#### 2 bedroom apartment for sale

Kilcredaun House, Prospect Place

NO LONGER ADVERTISED

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



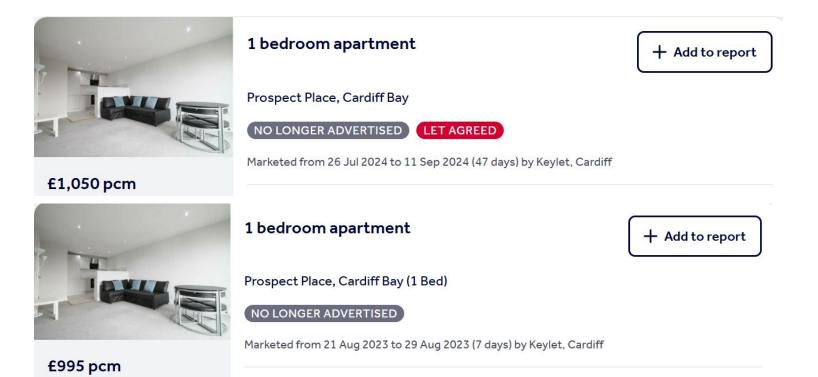
+ Add to report

£310,000

## **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**.



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

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.



Payment history: On time for length of tenancy

Current term of tenancy: 5 years





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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.

