

LET PROPERTY PACK

INVESTMENT INFORMATION

Mirador Crescent,
Swansea, SA2

221922283

 www.letproperty.co.uk





Property Description

Our latest listing is in Mirador Crescent, Swansea, SA2

This property has a potential to rent for **£10,000** which would provide the investor a Gross Yield of **21.8%** if the rent was increased to market rate.

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



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Swansea, SA2

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Property Key Features

6 bedroom HMO

6 bathroom

Well Maintained Property

Easy Access to Local Amenities

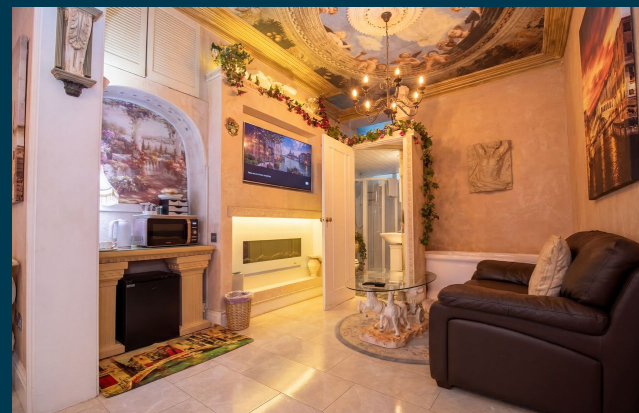
Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £10,000

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £550,000.00 and borrowing of £412,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 550,000.00

25% Deposit	£137,500.00
SDLT Charge	£45,000
Legal Fees	£1,000.00
Total Investment	£183,500.00

Projected Investment Return



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Returns Based on Rental Income	£10,000
Mortgage Payments on £412,500.00 @ 5%	£1,718.75
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	Freehold
Letting Fees	£1,000.00
Total Monthly Costs	£2,733.75
Monthly Net Income	£7,266.25
Annual Net Income	£87,195.00
Net Return	47.52%

Return **Stress Test** Analysis Report



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

Annual Net Income **£67,195.00**
Adjusted To

Net Return **36.62%**

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

Annual Net Income **£78,945.00**
Adjusted To

Net Return **43.02%**

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 £500,000.



£500,000

5 bedroom town house for sale

+ Add to

Eaton Crescent, Swansea

NO LONGER ADVERTISED

Marketed from 10 Sep 2025 to 23 Dec 2025 (103 days) by Smiths Sales & Lettings, Swansea



£495,000

5 bedroom terraced house for sale

+ Add to r

Eaton Crescent, Swansea

NO LONGER ADVERTISED






SOLD STC

Marketed from 16 Aug 2021 to 12 Apr 2022 (239 days) by Astleys, Swansea

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: **N/A**
-  Current term of tenancy: **N/A**
-  Standard Tenancy Agreement In Place: **N/A**
-  Payment history: **N/A**
-  Fully compliant tenancy: **N/A**
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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