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LET PROPERTY PACK

INVESTMENT INFORMATION

Berwyn Crescent, Kinmel Bay, Rhyl, LL18 5BL

199998664

(🌐 www.letproperty.co.uk 🔵





Property Description

Our latest listing is in Berwyn Crescent, Kinmel Bay, Rhyl, LL18 5BL

Get instant cash flow of £670 per calendar month with a 5.7% Gross Yield for investors.

This property has a potential to rent for £1,000 which would provide the investor a Gross Yield of 8.6% 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®PERTY





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3 Bedroom Factor 1 Bathroom Ground Three Piece Bathroom Lease L Garage Current

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Property Key Features

Factor Fees: £0.00 Ground Rent: N/A Lease Length: N/A Current Rent: £670 Market Rent: £1,000

Lounge







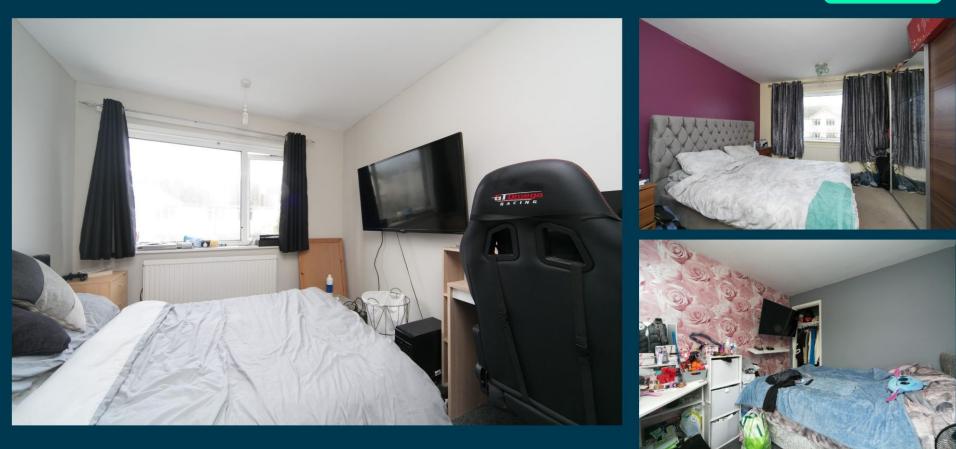
Kitchen





Bedrooms





Bathroom





Exterior









Figures based on assumed purchase price of £140,000.00 and borrowing of £105,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit	£35,000.00
SDLT Charge	£4,200
Legal Fees	£1,000.00
Total Investment	£40,200.00

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 £670 per calendar month but the potential market rent is \bigcirc



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Returns Based on Rental Income	£670	£1,000
Mortgage Payments on £105,000.00 @ 5%	£437.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0	.00
Ground Rent	N/A	
Letting Fees	£67.00	£100.00
Total Monthly Costs	£519.50	£552.50
Monthly Net Income	£150.50	<mark>£447.50</mark>
Annual Net Income	£1,806.00	£5,370.00
Net Return	<mark>4.49</mark> %	<mark>13.36%</mark>

Return Stress Test Analysis Report





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

Annual Net Income **£3,370.00** Adjusted To

Net Return 8.38%

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

Annual Net Income **£3,270.00** Adjusted To

Net Return 8.13%

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 £215,000.



£325,000

- Floorplan

O LONGER ADVERTISED	SOLD STC
O EONGER ADVERTISED	3020 310
Option To Generate Additior	nal Income Detached 2 Bed Dewling With Own Parking &
Gardens Close	
SOLD PRICE HISTORY	
	£215,000
SOLD PRICE HISTORY 8 Dec 2006 12 Feb 2003	£215,000 £89,000

+ Add to report





Floorplan

£200,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,700 based on the analysis carried out by our letting team at **Let Property Management**.

	3 bedroom detached house Deacon Court, Woolton NO LONGER ADVERTISED LET AGREED	+ Add to report
HOME	THREE / FOUR BEDROOM DETACHED HOME NEWLY	REFURBISHED KITCHEN
1,700 pcm	SOLD PRICE HISTORY	£242.000
	3 bedroom semi-detached house Lenton Avenue, Formby	+ Add to report
	NO LONGER ADVERTISED LET AGREED 3 bedroom family home Elegantly upgraded to th Open plan Kitche	e highest standard throughout.

£1,700 pcm

Marketed from 21 Dec 2023 to 2 Mar 2024 (72 days) by Entwistle Green, Formby

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.



Current term of tenancy: 5 years+

Payment history: On time for length of tenancy





www.letproperty.co.uk

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Interested in this property investment?

Make an offer or **book a viewing**

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.

