

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Berwyn Crescent, Kinmel  
Bay, Rhyl, LL18 5BL

199998664

 [www.letproperty.co.uk](http://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...



Berwyn Crescent, Kinmel  
Bay, Rhyl, LL18 5BL

199998664



## Property Key Features

**3 Bedroom**

**1 Bathroom**

**Three Piece Bathroom**

**Garage**

**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

£ 140,000.00

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

# Projected Investment Return



The monthly rent of this property is currently set at £670 per calendar month but the potential market rent is

£ 1,000

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
<b>Total Monthly Costs</b>	<b>£519.50</b>	<b>£552.50</b>
<b>Monthly Net Income</b>	<b>£150.50</b>	<b>£447.50</b>
<b>Annual Net Income</b>	<b>£1,806.00</b>	<b>£5,370.00</b>
<b>Net Return</b>	<b>4.49%</b>	<b>13.36%</b>

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.



# 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.



## 5 bedroom semi-detached house for sale

Berwyn Crescent, Rhyl, LL18

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

Option To Generate Additional Income | Detached 2 Bed Dwelling With Own Parking & Gardens | Close...

£325,000



Floorplan

### SOLD PRICE HISTORY

8 Dec 2006	£215,000
12 Feb 2003	£89,000
3 Aug 2001	£28,000



## 3 bedroom semi-detached house for sale

Moelwyn Avenue North, Kinmel Bay, LL18

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

Close to public transport | Double glazing | Fitted Kitchen | Shops and amenities nearby | Garden...

£200,000



Floorplan

### SOLD PRICE HISTORY

9 Dec 2022	£195,000
------------	----------

# 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**.



£1,700 pcm

### 3 bedroom detached house

Deacon Court, Woolton

+ Add to report

NO LONGER ADVERTISED LET AGREED

THREE / FOUR BEDROOM DETACHED HOME | NEWLY REFURBISHED KITCHEN | FAMILY BATHROOM WITH OVERHEAD SH...

#### SOLD PRICE HISTORY

27 Nov 2006

£242,000



£1,700 pcm

### 3 bedroom semi-detached house

Lenton Avenue, Formby

+ Add to report

NO LONGER ADVERTISED LET AGREED

3 bedroom family home | Elegantly upgraded to the highest standard throughout. | Open plan Kitche...

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

# 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.



[www.letproperty.co.uk](http://www.letproperty.co.uk)

Berwyn Crescent, Kinmel Bay, Rhyl, LL18  
5BL

199998664

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.



**LETPROPERTY**