

Investment Opportunity Presentation

Strategy: House of multiple
Occupation (HMO)

Ref - No: KP202

Net Profit PCM: £946

Yield: 12%

Cardiff CF11.



Cardiff, CF11

4 Bedroom terraced property for sale

Estimated Market Value	£200,000
Brokered Price	£185,000
Discount	8%
Net Profit PCM	£946
Net Profit PA	£11,354

Key Features

- + 10mins walk to City Centre
- + Excellent ROI and Yield
- + All spacious double rooms
- + High demand, already tenanted
- + Sold fully furnished
- + HMO manger in place
- + Great Location & transport

Description

Koya Properties is delighted to offer this amazing investment opportunity of a freehold 4-bedroom terraced property, fully furnished with light and airy lounge, kitchen and 2 bathrooms. The property also comprises of outdoor space and is just a walking distance to train station.

Cardiff is a city, principal area and the capital of Wales, officially known as the City and County of Cardiff. It is the United Kingdom's eleventh-largest city.

Cardiff is the base for the Senedd, most national cultural institutions and Welsh media. At the 2011 census, the unitary authority area population was estimated to be 346,090,[4] and the wider urban area 479,000. Cardiff is a significant tourist centre and the most popular visitor destination in Wales with 21.3 million visitors in 2017. In 2011, Cardiff was ranked sixth in the world in National Geographic's alternative tourist destinations

Photos & Videos

Video file available after reservation.



Due Diligence

We have taken considerable amount of time to carefully analyze this investment opportunity and present it to you in a simple way. This property passes our 5-step risk analyzer test which every property must pass before we will consider passing them to our investors.

Our aim is to do all the handwork i.e. (Net profit calculations, refurb quotes, local authority/licensing requirements, finding a managing agent and so on) so that we only deliver the best deals in a simple and sincere way.

Kindly Click links below for further due diligence review:

- + [About Cardiff](#)
- + [Sold House Prices](#)
- + [On the Market](#)
- + [HMO rental Comparable](#)
- + [Rental Comparable](#)
- + [Location](#)



Financials: House of Multiple Occupation

koya

PROJECTED PROPERTY FINANCIALS			PROPERTY PURCHASE HOUSE OF MULTIPLE OCCUPANTION (HMO)
Estimated Market Value			£200,000
Brokered Price			£185,000
Estimated Discount			8%
ROOM RATES (Per Person, per week & Inc bills)			INCOME
Double (En-suite)	1		£500
Double	3		£1,350
Single	0		£0
Occupancy			100%
TOTAL MONTHLY INCOME			£1,850.00
			EXPENDITURE
	LTV	Rate	Term
Interest Only Mortgage	75%	3.00%	25
Council Tax			£150
Utilities (water/gas/electric/internet)		12.0%	£222
Management		10%	£185
TOTAL MONTHLY EXPENDITURE			£904
			EST. RETURNS
NET PROFIT PCM			£946
NET PROFIT PA			£11,354
YIELD			12%

koyaproperties insists any interested parties must satisfy themselves as to the accuracy on any information they receive by carrying out independent assessments or otherwise before making any commitment to participate. [Click here for full disclaimer.](#)

**Contact us today reserve this is property.
It will sell fast. Our deals usually do.**

For quick Reservation: Text 'KP202' to 07523014517

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