



*Investment Opportunity*

## *Residential Care Home*

*FROM £74,999.00 - 8 - 10% Net Returns Per Annum*



**BTH**  
PROPERTIES



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**Wales SA16**

## *Specifications*

Bryn Illtyd is a residential care home that is registered for forty service users, including for temporary respite needs, while also offering day care to the local community. Skilled carers look to combine the benefits of efficient care with a homely and comfortable environment that supports the independence of residents, with use of modern care technology where it might assist lifestyle choice.

Bryn Illtyd had its own cafe on site and residents have the benefit of television and telephone points in their own bedrooms. Converted to the needs of its residents around 25 years ago, Bryn Illtyd is run by the registered manager, who has considerable experience in the delivery of care. The staff are professional and dedicated individuals who believe in treating all those in their care with dignity and respect, and aim to enhance the quality of life for all residents.

- Recession - proof / Ethical Investment
- No maintenance & ground rent
- Assessed care is inevitably required
- Room variants depending on investment levels (£64,999 and up)
- High Demand for beds / locations. Expected to exceed 40,000 by 2020.
- Specialised fit-for-purpose buildings & equipment
- Qualified & experienced management teams with skilled & trained workforce
- Multi-faceted specialist service offerings (residential, nursing, dementia & mental health and learning disability)
- Fully assessed and bespoke care packages designed for Dementia.



# *Investment Details*

Sum Invested	Year 1 Returns	Year 2 & 3 Returns	Year 4 & 5 Returns	3 Years Buy-Back	5 Years Buy-Back	9 Years Buy-Back	15 Years Buy-Back	20 Years Buy-Back
£75,000.00	8%	9%	10%	£81,750.00	£86,250.00	£92,250.00	£97,300.00	£105,000.00
£100,000.00	9%	9.5%	10%	£109,000.00	£115,000.00	£123,000.00	£130,000.00	£140,000.00
£125,000.00	9.5%	10%	10%	£136,250.00	£143,750.00	£153,000.00	£162,000.00	£175,000.00
£150,000.00	10%	10%	10%	£163,500.00	£172,500.00	£184,500.00	£195,000.00	£210,000.00

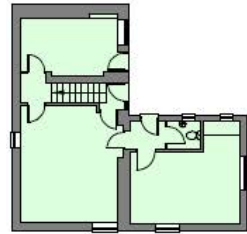
## *Key Benefits of the Investment*

- Own a physical asset in the UK
- Assured yield of 8-10 % per annum paid Quarterly
  - Buy Backs successfully executed
    - 250 year title deed
  - Buy to Let hands off opportunity
    - Registered ownership with the land registry
- Investment in the Healthcare sector in the United Kingdom.
  - Fully managed turn key investment
- Over 2 years paid returns track record, approaching 3<sup>rd</sup> year
  - Ethical Investment
- Returns funded by UK Health Authority (Government Body)
  - Running Homes & Occupied Rooms
- Specialist occupied Care rooms focusing on; Dementia, Mental Health, 1-2-1 Care
  - Recession Proof and Brexit proof ethical investment
    - Up to 3% Capital appreciation Per Year
  - GUARANTEED Buy Back Options years 3,5,9,15,20

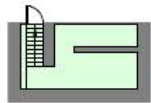
# *Price List*

Unit Number	Type	Price	Unit Number	Type	Price
3		£79,999.00	11	Ensuite	£99,999.00
5	Ensuite	£79,999.00	12	Ensuite	£99,999.00
6	Ensuite	£79,999.00	15	Ensuite	£99,999.00
8	Ensuite	£79,999.00	17		£99,999.00
9	Ensuite	£79,999.00	24	Ensuite	£99,999.00
10		£79,999.00	28	Ensuite	£99,999.00
22		£79,999.00	34	Ensuite	£99,999.00
23	Ensuite	£79,999.00	1	Ensuite	£109,999.00
36	Ensuite	£79,999.00	16	Ensuite	£119,999.00
37	Ensuite	£79,999.00	25	Ensuite	£119,999.00
26	Ensuite	£84,999.00	33	Ensuite	£119,999.00
27	Ensuite	£84,999.00	14	Ensuite	£124,999.00
35	Ensuite	£84,999.00	29	Ensuite	£124,999.00
7	Ensuite	£99,999.00	30	Ensuite	£124,999.00

# Floor Plan



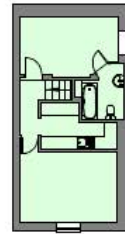
Annex - Ground Floor



Callor

Ground Floor Plan

Scale 1:200



Annex - First Floor



First Floor Plan

Scale 1:200





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