



Investment Opportunity

Residential Care Home

FROM £79,999.00 - 8 - 10% Net Returns Per Annum



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PROPERTIES.

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Tornhill Road, Llanelli,
Wales SA14

Specifications

A purpose-built care home situated in Cwmgwili, Carmarthenshire. Warm and welcoming, with English and Welsh spoken in equal measure, Plas-y-Bryn enjoys a high reputation for care within the local community and among visiting healthcare professionals.

Located just one mile from the A48 between Cross Hands and Pont Abraham, not far from M4 junction 48, Plas-y-Bryn is fully staffed, equipped and registered to provide 33 nursing and three personal care beds for older people over the age of 65 years, and specialises in the needs of those with more complex needs. The home is run by the registered manager and care is delivered by a team of nine nurses and 25 care assistants comprising of males and females to ensure that residents have their preferred choice of carer. All staff undertake regular training and professional development.

- 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 3rd 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	Sq M	Price
25	12	£79,999.00
28	12	£79,999.00
31	12	£79,999.00
16	12	£84,999.00
33	20	£99,999.00
30	20	£124,999.00





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