



*Investment Opportunity*

*Residential Care Home - Last 2 Rooms available*

*FROM £69,999.00 - 8 - 10% Net Returns Per Annum*



**BTH**  
PROPERTIES

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Woodland Terrace,  
**Pontypridd CF37**

# ***Specifications***

Pontypridd Nursing Home is skilled in providing mental health-related care provision, offering personalised support for adults with dementia and also for those with a learning disability.

Comfort Care Homes are known for maintaining facilities that support the personal freedoms of residents, while being welcoming places to visit, clean, hygienic and secure.

Employees are well supported with training programmes, with the provider keen to invest in talent in order to guarantee the quality of provision over the long term.

- 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	Sq M	Price
2D	16	£69,999.00
3D	17	£74,999.00



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