



SOUTH WALES PROPERTY INVESTMENT GUIDE

Welcome

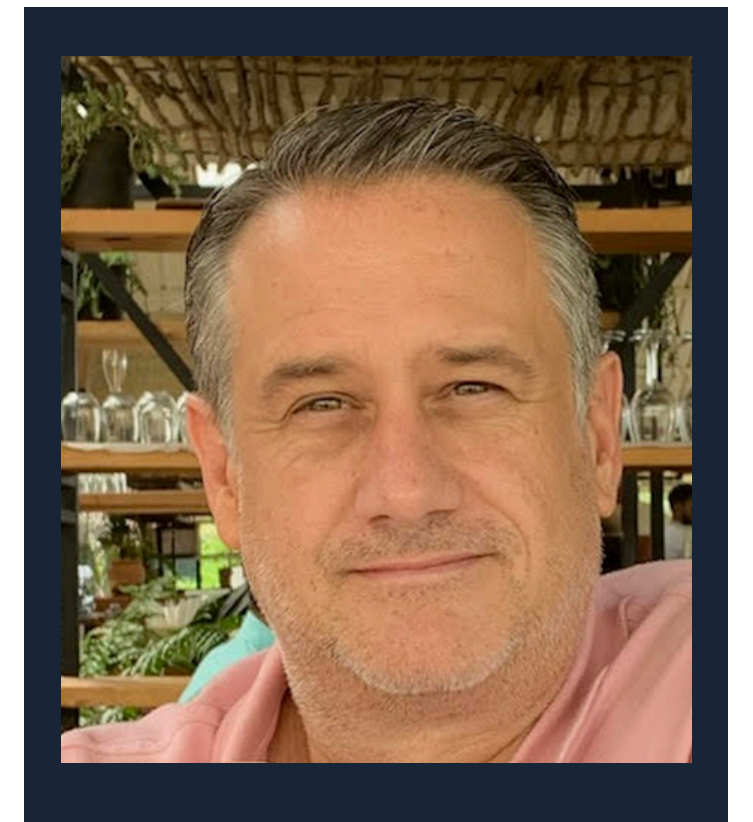
Our investment guide will give you a good idea of why South Wales is such a great place to invest in property.

We understand that finding profitable property deals and building your portfolio can be a time-consuming and challenging process. That's why we do all the hard work for you, sourcing the right properties for your strategy and investment goals.

We also believe strongly in helping the communities we work in, and the upside of our investment strategy is that we reuse and repurpose buildings to create safe, much needed, beautiful homes.

We would love to help you find your next property and build your portfolio, so if you like what you see, book a free consultation call to see how we can help.

Best Regards
Dylan



Why property investment in the UK is still as safe as houses

Yes, interest rates have returned to normality yet many people are still hesitating to invest in property. But they shouldn't. Here's why.

There's a **backlog of 4.3 million homes**, missing from the national housing market, which means it will take **half a century to fix** the housing deficit, even if the Government miraculously start to meet their own home building targets.

Recent research indicates that since the pandemic, there are **39% fewer properties available for rent**, while the number of new **tenants entering the market has increased by 60%**.

This presents a massive opportunity for aspiring property investors.

WHERE WE INVEST IN SOUTH WALES TO BRING YOU THE BEST RETURNS



KEY FIGURES

Lower Entry Point

Valleys: £80 000

Cardiff: £200 000

High Rental Yields

Valleys: 7% +

Cardiff: 6-7 %

Capital Growth

Next 5 Years*

26.4%

*Source: Savills

CARDIFF



Fast Growing Economy

One of the UK's fastest-growing economies. Four world-class universities and a high percentage of graduates stay on in the city.



Growing Population

At approximately 488,000, Cardiff is expected to grow 20% by 2035, with certain areas growing even faster.



Housing Shortage

Wales does not have enough homes. Over 14 000 new homes are needed every year for the next 15 years at least.



Property Hotspot

This all makes South Wales a hotspot for property investors. With property prices considerably lower than the UK average.



Rental Demand

The housing shortage means the rental demand in Cardiff is buoyant and means some attractive yields for buy to let investors.



Transport & Infrastructure Investment

Major development and transport infrastructure investments are being made. The train time to London is now 20 minutes shorter.

Cardiff Average Property Prices: Flats - £208,042 . Terraced Houses - £291,146 . Semi-Detached Houses - £348,301
Detached Houses - £586,375

THE VALLEYS



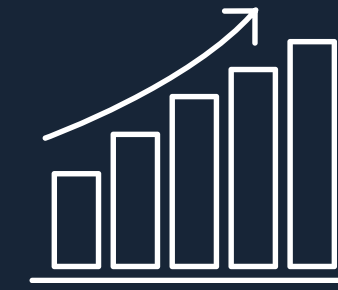
Government Investment

The Welsh Government has supported business growth through initiatives like Enterprise Zones and Assisted Growth Areas.



Plenty Of Opportunity

Thousands of old well built terraced miners houses that can easily be refurbished to a high standard for renting or flipping.



Higher Yields

Investors get a lot more for their money, together with solid rentals which translates to higher yields than most other UK areas.



Cheaper Than The Cities

The average price is well below the cities with a high percentage of home ownership making it ideal for flipping.



Rental Demand

Strong close-knit and growing communities means rental demand is high and agreements are likely to be long term.



Transport & Infrastructure Investment

Transport links are greatly improved, allowing for an easy commute between a large number of smaller towns and bigger cities.

Our Property Investment Model

Our investment model is designed to maximise long-term wealth generation. We focus on sourcing Buy-To-Let properties that will deliver decent monthly rental profit, but with the primary aim of delivering strong long-term growth. So no, you won't get rich overnight, but through smart investing and the incredible compounding effect of time, you have the opportunity to build real generational wealth.

The sooner you contact us, the sooner we can start building your portfolio together.

Sample Deal Opportunities



4 bedroom house

Purchase Price : £115,000

Refurb Cost: Approx. £35,000

End Value: £ 240,000 - £250,000

Rent: 875 pcm

Gross Yield: 9.13%



3 Bedroom Terraced (To Convert to 4 Bedroom)

Purchase Price: €80,000

Refurb Cost: Approx. £50,000

End Value: £180,000

Rent: £850 pcm

Gross Yield: 12.75%

Work with Us

We work for you and always have your best interests at heart. We believe in building lasting relationships with our clients and provide personalised support throughout the process.

Honesty and integrity are everything to us and we are **fully compliant with all regulatory bodies**.

We negotiate on and off-market opportunities and only present properties that suit your needs.

We have assembled the most experienced team of mortgage brokers, solicitors, tradespeople and letting agents to **handle the entire process** & save you time, money and more than one headache.

We are proud members of a community that has facilitated over £100M worth of property sales throughout the UK.



WHAT'S NEXT?

We believe NOW is the best time to invest in property

Book your FREE consultation today!

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Call & Whatsapp +44 756 465 3082

stjamesproperty.co.uk

We can only take on a certain number of investors at a time to ensure that you receive the service you deserve. The sooner you contact us, the sooner we can start building your portfolio together.



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