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Peniel House Wales

Peniel House Care Home, an ethical care-home investment opportunity in Wales offering its investors up to 10% NET and up to 140% as a buy back option.

[Reserve Online](#)

HIGHLIGHTS:

- Units available from £69,999
- Up to 10% NET yield per annum indefinitely
- Optional buybacks at year 3,5,9,15 and 20
- Ethical investment: specialist services for conditions
- Hands-off investment
- Maintenance and ground rent
- An immediate return on investment

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- Facilities include a garden and communal dining room, physiotherapy, lift, and wheelchair access
- Beautiful views of Carmarthenshire
- English, Welsh & Romanian spoken withing the property
- 29 suites including 4 en-suite rooms.
- High demand- Expected to exceed 40,000 by 2020
- 7 mins drive to Carmarthen Rail Station
- 2 mins drive to A485 Motorway

INTRODUCTION:

Situated in the calming village of Peniel in Carmarthenshire, Peniel House Care Home is an amazing opportunity to invest in a care & nursing home offering care for a wide variety of ailments. Combining efficient care from experienced staff with a comfortable environment, this ethical investment opportunity offers up to 10% NET yields per annum indefinitely for units priced from £69,999.

OVERVIEW:

Boasting an average review score of 9.6 out of 10 across the past two years, Peniel House is keen to provide a calming quality of life by providing a communal dining room, garden space, and a variety of languages spoken including Welsh and Romanian. Catering to 29 clients, this property benefits from its close proximity to transport links, and neighbouring towns including Abergwili, Rhydargaeau & Carmarthen.

Offering both state-of-the-art medical care and a heartfelt view of Carmarthenshire, Peniel House Care Home is an advantage to the growing Alzheimer's community, offering dementia packages, as part of the Alzheimer's Society Initiative.

Catering to the needs of physical disability, specialist care, and an ageing population, among other conditions, Peniel House Care Home is a sound investment for both new and experienced investors, with substantial rental yields.

PAYMENT STRUCTURE:

Reservation fee: £1,000

- Simultaneous exchange and completion fee paid 30 days after reservation

FINANCIALS:

See table below for an example of the rental returns you could earn:

Assured Returns

Unit Price	Year 1	Year 2	Year 3	Year 4	Year 5+
£75,000	8% £6,000	9% £12,750	9% £19,500	10% £27,000	10% £34,500
£100,000	9% £9,000	9.5% £18,500	9.5% £28,000	10% £38,000	10% £48,000
£125,000	9.5% £9,500	10% £19,500	10% £29,500	10% £39,500	10% £49,500
£150,000	10% £15,000	10% £30,000	10% £45,000	10% £60,000	10% £75,000

Guaranteed buyback

UNIT PRICE	YEAR 3	YEAR 5	YEAR 9	YEAR 15	YEAR 20
£75,000	9% £81,750	15% £86,250	23% £92,250	30% £97,300	40% £105,000
£100,000	9% £109,000	15% £115,000	23% £123,000	30% £130,000	40% £140,000
£125,000	9% £136,250	15% £143,750	23% £153,000	30% £162,000	40% £175,000
£150,000	10% £163,500	15% £172,500	23% £184,500	30% £195,000	40% £210,000

WHY INVEST IN WALES?

An Ageing Population



In 2008, 18% of Wales was aged, over 65 which is expected to increase by almost 26% by 2033. Additionally, by 2014 this is expected to rise by 36.6% to 232,000 by 2041. Due to medical advances, allowing people to live longer, the demand for Care Homes is in high demand which will continue to be high in the forthcoming future.

Transport

Located in the heart of the United Kingdom, Wales possesses fantastic links to transport via road, bus, train, plane, and ferry. Only 2 hours from London by high-speed train, Wales celebrates access to the major UK and European cities, airports, and ports.

The £738 million Metro project is the cornerstone of the £1.2 billion City Deal, creating a transport infrastructure that will help enable the social and economic objectives of the Cardiff Capital Region. This will greatly benefit the surrounding areas to act as commuting locations.

Competitive Costs

Wales' development of enterprise zones for industries such as Manufacturing, of which counts towards 24% of wales' economy has seen commercial rents and property prices rise to great value.

Tourism

As a coastal country, Wales has a heightened attraction for tourism. With 180 Golf courses and a wealth of watersports including coasteering, Wales welcomed over 8 million visitors in 2018. A beacon of culture, known for the Welsh National Opera Company, Travel Publishers, *Rough Guides* named Wales as the most beguiling part of the British Isles.

Home to an 8-mile beach and 550 acres of picturesque woodland, Pembrey is one of Wales' top tourist attractions, entertaining both young families and retired visitors. Featuring Wales' longest toboggan run, wildlife trails, beach entertainers, crazy golf, and a forest adventure playground, Pembrey Country Park offers a spectacular opportunity to invest in an ageing population, where many generations live alongside each other.

WHY INVEST IN CARE HOMES?

Care Homes are an institution providing accommodation and personal care for people who need extra support in their daily lives. Personal care may include help with eating, washing, dressing, or taking medication. Some care homes also offer recreational activities such as day trips or outings.

The UK is an ageing population, celebrating over 10 million aged 65 and older, outnumbering those aged 16 and under with the baby boomer generation (1946-1964) reaching retirement age, the demand for residential and nursing homes is at high demand. Currently, 400,000 people are living in care homes, and over 800,000 people living with Dementia. By 2021, this will rise to 1 million, and be more than double by 2050.

There are currently 400,000 people living in care homes, and due to the over 85-year-old demographic being the fastest-growing age group, due to health, diets, and preventative care, it is predicted this will grow by 106% to over 2.6 million by 2030.

With the mortality rate in the UK, drastically rising, there is a dramatic increase in demand for specialist dementia and nursing care. The care home market will play a significant role in our future society, with an increased demand for quality accommodation, care, and funding.

The combined property market value for older people in the UK is currently estimated to be worth £22.2 billion, of which £13.4 billion is attributable to residential care. As the number of elderly people with high care needs in the UK is expected to rise over the next 20 years, the need for modern, fit for purpose care homes is increasing rapidly.

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