

Your **Company** Logo

Rental Yield Forecast

for

Example Client

Created by Your Name

Your Company

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Introduction

The following report contains a rental yield forecast.

This takes your current asset value along with several assumptions including the predicted growth rate and expected incomes and expenditures, and outputs the total yield you can expect over the next several years.

A 'Cash account' has been included for demonstrative purposes, this can be assumed to be an account which all rental income will be added to and all outgoings taken from.

Overview

Forecasts included:

- BTL Rental Portfolio

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Forecast: BTL Rental Portfolio

Asset details:

Asset name: BTL portfolio - 5 houses

Asset value: £1,250,000

Cash account value: £5,000

Assumed asset income: £60,000 per year

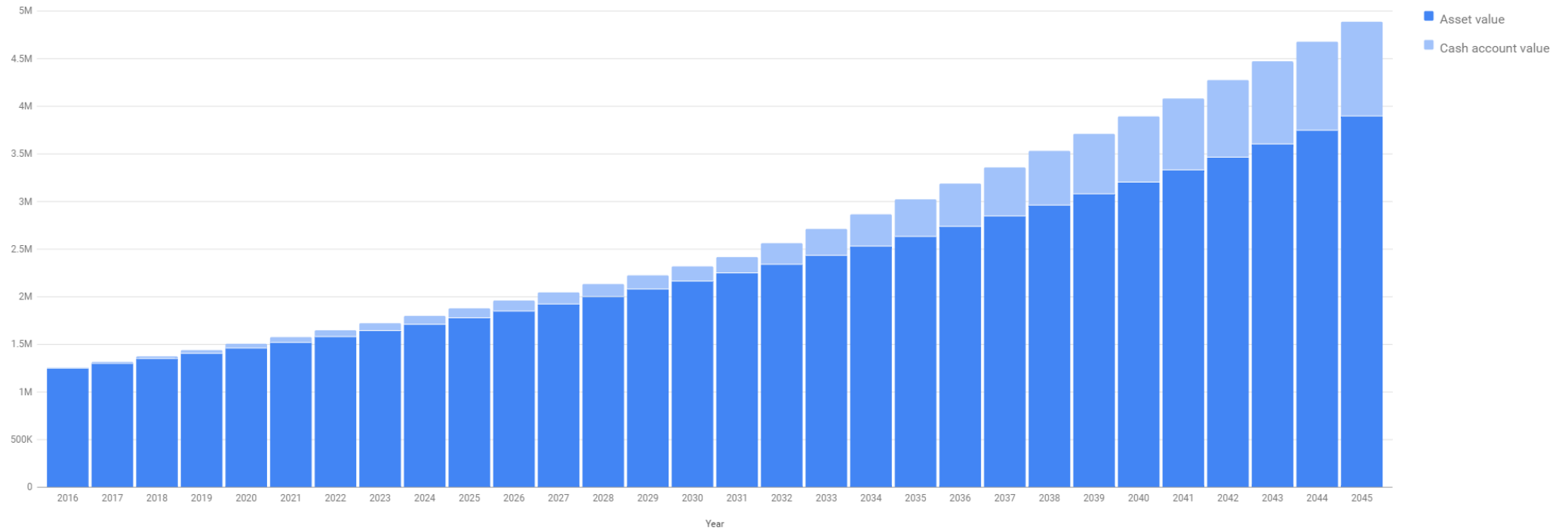
Assumed asset growth: 4.00%

Expenditures anticipated:

Description	Annual Amount	Start date	End Date
Portfolio mortgage on 5x BTLs	£45,000	2016	2031
Anticipated 2 month void in one of the rental units each year	£2,000	2016	2035
Boiler or similar repairs each year	£2,000	2016	2035

Forecast: BTL Rental Portfolio

Rental Yield Forecast



Forecast: BTL Rental Portfolio

Year	Asset value at year start	Cash account at year start	Total income	Total expenditure	Gross rental yield	Total gross yield	Net yield	Cash account at year end	Asset value at year end
2016	£1,250,000	£5,000	£60,000	£49,000	4.80%	8.80%	4.88%	£16,000	£1,300,000
2017	£1,300,000	£16,000	£60,000	£49,000	4.62%	8.62%	4.85%	£27,000	£1,352,000
2018	£1,352,000	£27,000	£60,000	£49,000	4.44%	8.44%	4.81%	£38,000	£1,406,080
2019	£1,406,080	£38,000	£60,000	£49,000	4.27%	8.27%	4.78%	£49,000	£1,462,323
2020	£1,462,323	£49,000	£60,000	£49,000	4.10%	8.10%	4.75%	£60,000	£1,520,816
2021	£1,520,816	£60,000	£60,000	£49,000	3.95%	7.95%	4.72%	£71,000	£1,581,649
2022	£1,581,649	£71,000	£60,000	£49,000	3.79%	7.79%	4.70%	£82,000	£1,644,915
2023	£1,644,915	£82,000	£60,000	£49,000	3.65%	7.65%	4.67%	£93,000	£1,710,711
2024	£1,710,711	£93,000	£60,000	£49,000	3.51%	7.51%	4.64%	£104,000	£1,779,140
2025	£1,779,140	£104,000	£60,000	£49,000	3.37%	7.37%	4.62%	£115,000	£1,850,305
2026	£1,850,305	£115,000	£60,000	£49,000	3.24%	7.24%	4.59%	£126,000	£1,924,318
2027	£1,924,318	£126,000	£60,000	£49,000	3.12%	7.12%	4.57%	£137,000	£2,001,290
2028	£2,001,290	£137,000	£60,000	£49,000	3.00%	7.00%	4.55%	£148,000	£2,081,342
2029	£2,081,342	£148,000	£60,000	£49,000	2.88%	6.88%	4.53%	£159,000	£2,164,596
2030	£2,164,596	£159,000	£60,000	£49,000	2.77%	6.77%	4.51%	£170,000	£2,251,179
2031	£2,251,179	£170,000	£60,000	£4,000	2.67%	6.67%	6.49%	£226,000	£2,341,227
2032	£2,341,227	£226,000	£60,000	£4,000	2.56%	6.56%	6.39%	£282,000	£2,434,876
2033	£2,434,876	£282,000	£60,000	£4,000	2.46%	6.46%	6.30%	£338,000	£2,532,271
2034	£2,532,271	£338,000	£60,000	£4,000	2.37%	6.37%	6.21%	£394,000	£2,633,561
2035	£2,633,561	£394,000	£60,000	£0	2.28%	6.28%	6.28%	£454,000	£2,738,904
2036	£2,738,904	£454,000	£60,000	£0	2.19%	6.19%	6.19%	£514,000	£2,848,460
2037	£2,848,460	£514,000	£60,000	£0	2.11%	6.11%	6.11%	£574,000	£2,962,398
2038	£2,962,398	£574,000	£60,000	£0	2.03%	6.03%	6.03%	£634,000	£3,080,894
2039	£3,080,894	£634,000	£60,000	£0	1.95%	5.95%	5.95%	£694,000	£3,204,130
2040	£3,204,130	£694,000	£60,000	£0	1.87%	5.87%	5.87%	£754,000	£3,332,295
2041	£3,332,295	£754,000	£60,000	£0	1.80%	5.80%	5.80%	£814,000	£3,465,587

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Rental Yield forecast for Example Client

2042	£3,465,587	£814,000	£60,000	£0	1.73%	5.73%	5.73%	£874,000	£3,604,211
2043	£3,604,211	£874,000	£60,000	£0	1.66%	5.66%	5.66%	£934,000	£3,748,379
2044	£3,748,379	£934,000	£60,000	£0	1.60%	5.60%	5.60%	£994,000	£3,898,314
2045	£3,898,314	£994,000	£60,000	£0	1.54%	5.54%	5.54%	£1,054,000	£4,054,247