

The House Crowd - Assured Rental Statistics 2016

	Average	HCP157	HCP160	HCP161	HCP162	HCP163	HCP164	HCP165	HCP166	HCP167	HCP168	HCP169	HCP170	HCP172
Completion date		21/01/2016	30/03/2016	31/03/2016	31/03/2016	31/03/2016	29/04/2016	17/05/2016	24/05/2016	15/06/2016	05/07/2016	08/08/2016	04/11/2016	21/11/2016
Monthly Rent figure in Bank	£869	£689	£605	£953	£953	£953	£715	£867	£953	£997	£919	£880	910.0	901.33
Monthly Rent per financial pack	£867	£689	£605	£950	£950	£950	£715	£867	£953	£997	£919	£867	910.0	901.3
% HCPM Fee	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%
Purchase Price (Includes refurb)	£112,873	£97,000	£85,000	£126,666	£126,666	£126,666	£95,335	£109,473	£120,378	£125,895	£116,000	£109,473	£114,947	£113,852
Total Investment Raised	£125,077	£105,000	£94,000	£138,000	£137,000	£137,000	£107,000	£123,000	£135,000	£141,000	£130,000	£123,000	£129,000	£127,000
Average Investment Size	£2,836	£3,000	£3,615	£3,066	£2,740	£2,404	£2,276	£3,000	£3,214	£3,065	£3,095	£2,562	£2,745	£2,082
KPIs														
Gross Yield - Rent/(Purchase Price + Refurb)	9.2%	8.5%	8.5%	9.0%	9.0%	9.0%	9.0%	9.5%	9.5%	9.5%	9.5%	9.6%	9.5%	9.5%
Net Yield - (Rent-Maintenance)/(Purchase + Refurb)	8.6%	7.8%	7.7%	8.3%	8.3%	8.5%	8.5%	8.6%	8.7%	8.9%	9.1%	8.9%	8.8%	8.8%
Net Return - Net Profit/Total Investment Raised	5.6%	5.2%	5.0%	5.6%	5.6%	5.7%	5.4%	5.6%	5.6%	5.7%	5.8%	5.8%	5.7%	5.6%

Profit & Loss Account	Average	HCP157	HCP160	HCP161	HCP162	HCP163	HCP164	HCP165	HCP166	HCP167	HCP168	HCP169	HCP170	HCP172
Rent (as an annual figure of monthly rental received)	£10,426	£8,268	£7,260	£11,440	£11,440	£11,436	£8,580	£10,400	£11,436	£11,960	£11,028	£10,560	£10,920	£10,816
Bank Interest	£1	£1	£1	£1	£1	£1	£1	£1	£1	£1	£1	£1	£0	£0
COSTS:	(£383)	(£359)	(£358)	(£435)	(£435)	(£366)	(£257)	(£482)	(£509)	(£389)	(£212)	(£389)	(£396)	(£391)
Accountancy fees	(£262)	(£250)	(£250)	(£250)	(£250)	(£250)	(£250)	(£250)	(£250)	(£250)	(£250)	(£250)	(£250)	(£400)
HCPM Share	(£1,043)	(£827)	(£726)	(£1,144)	(£1,144)	(£1,144)	(£858)	(£1,040)	(£1,144)	(£1,196)	(£1,103)	(£1,056)	(£1,092)	(£1,082)
PROFIT BEFORE TAX	£8,740	£6,833	£5,927	£9,612	£9,611	£9,677	£7,216	£8,629	£9,534	£10,125	£9,464	£8,865	£9,182	£8,943
Corporation Tax (20%)	(£1,748)	(£1,367)	(£1,185)	(£1,922)	(£1,922)	(£1,935)	(£1,443)	(£1,726)	(£1,907)	(£2,025)	(£1,893)	(£1,773)	(£1,836)	(£1,789)
PROFIT AFTER TAX	£6,992	£5,466	£4,741	£7,689	£7,689	£7,742	£5,773	£6,903	£7,627	£8,100	£7,571	£7,092	£7,346	£7,155