



UK Residential Property Investment

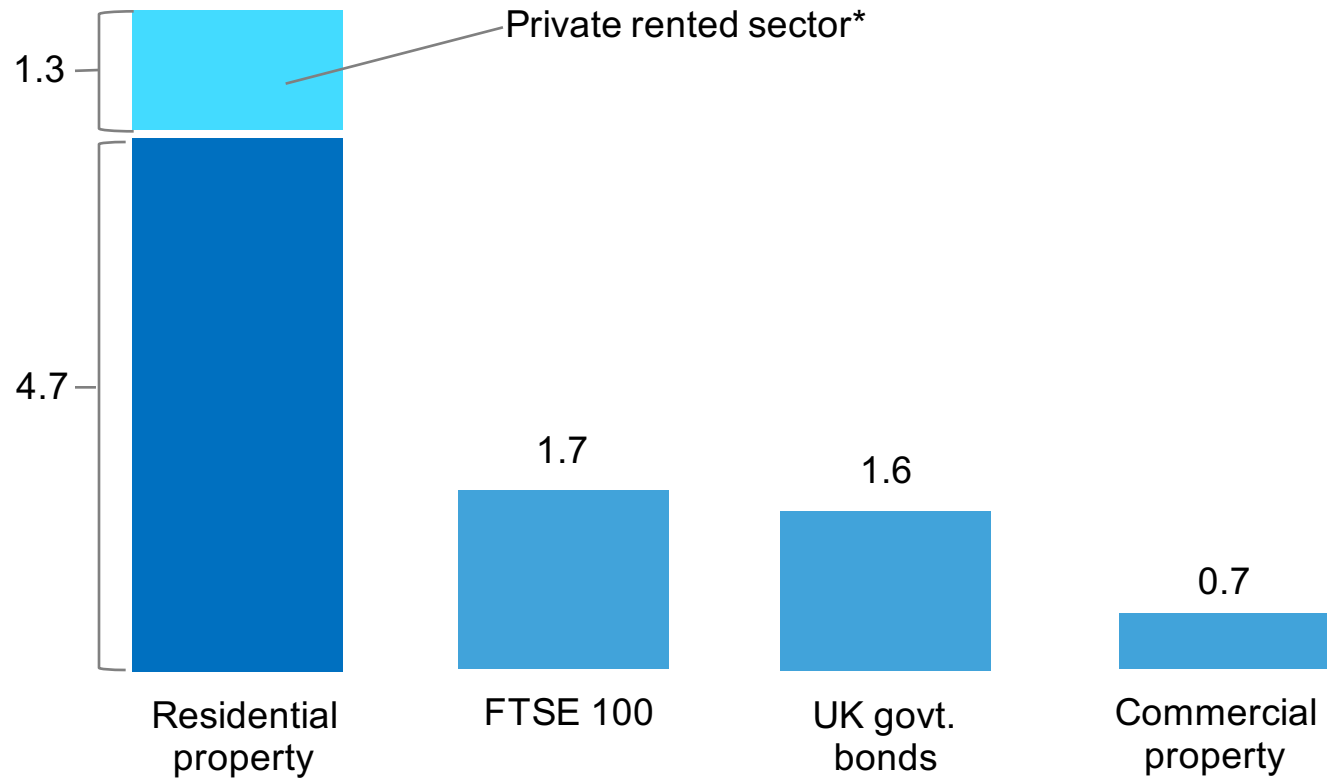
Investors Chronicle Income Seminar

Mark Weedon, Property Partner 24-05-2016

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UK asset class comparison

UK asset classes size in £ trillion



Sources: Savills, IPF, LSE, Wikipedia

* Large scale professional investment accounts for approximately 2% of the private rented sector according to the English housing survey

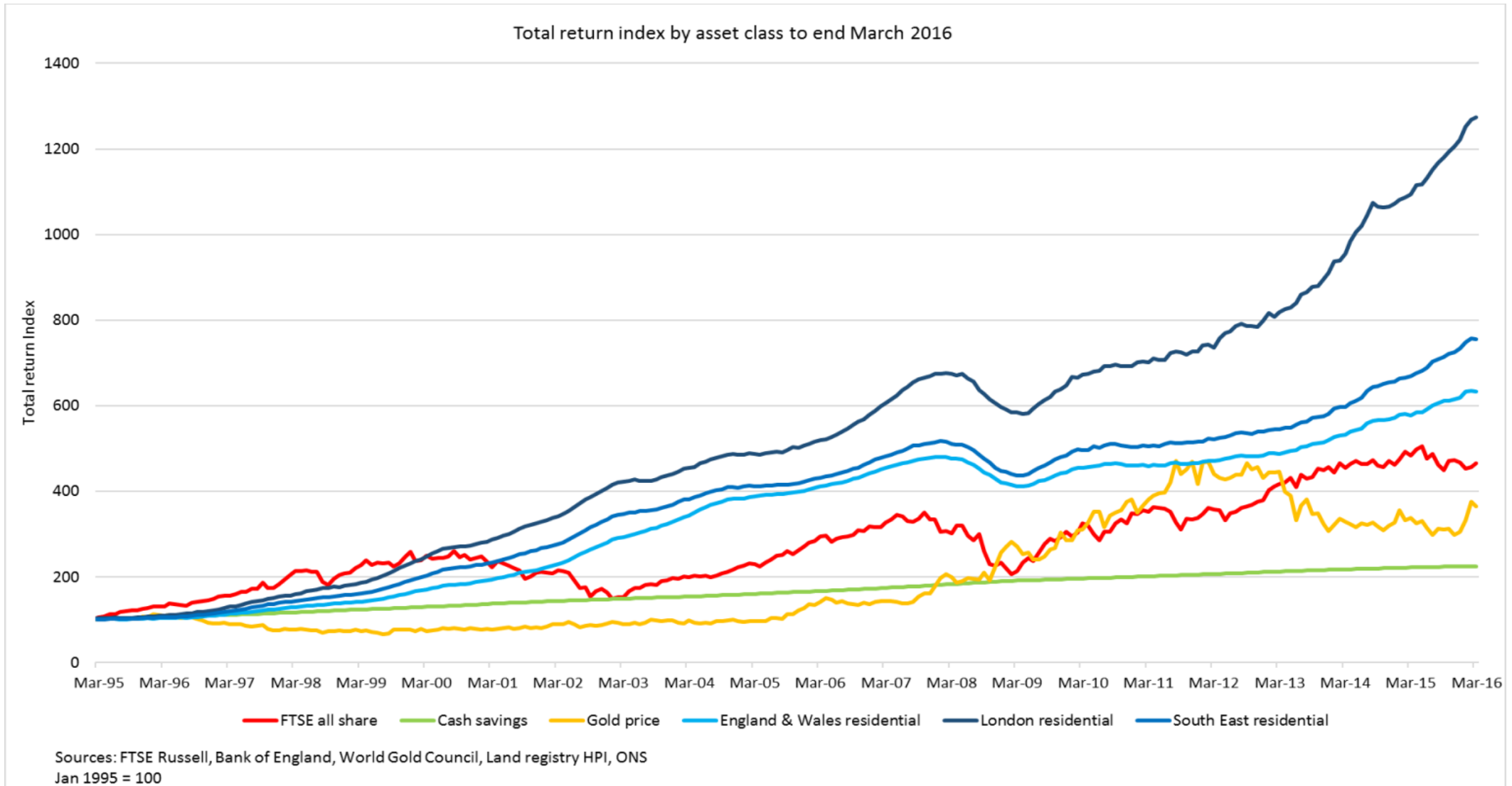
Investment performance by asset class

REAL ESTATE OUT-PERFORMING OVER 1,3 & 5 YEARS

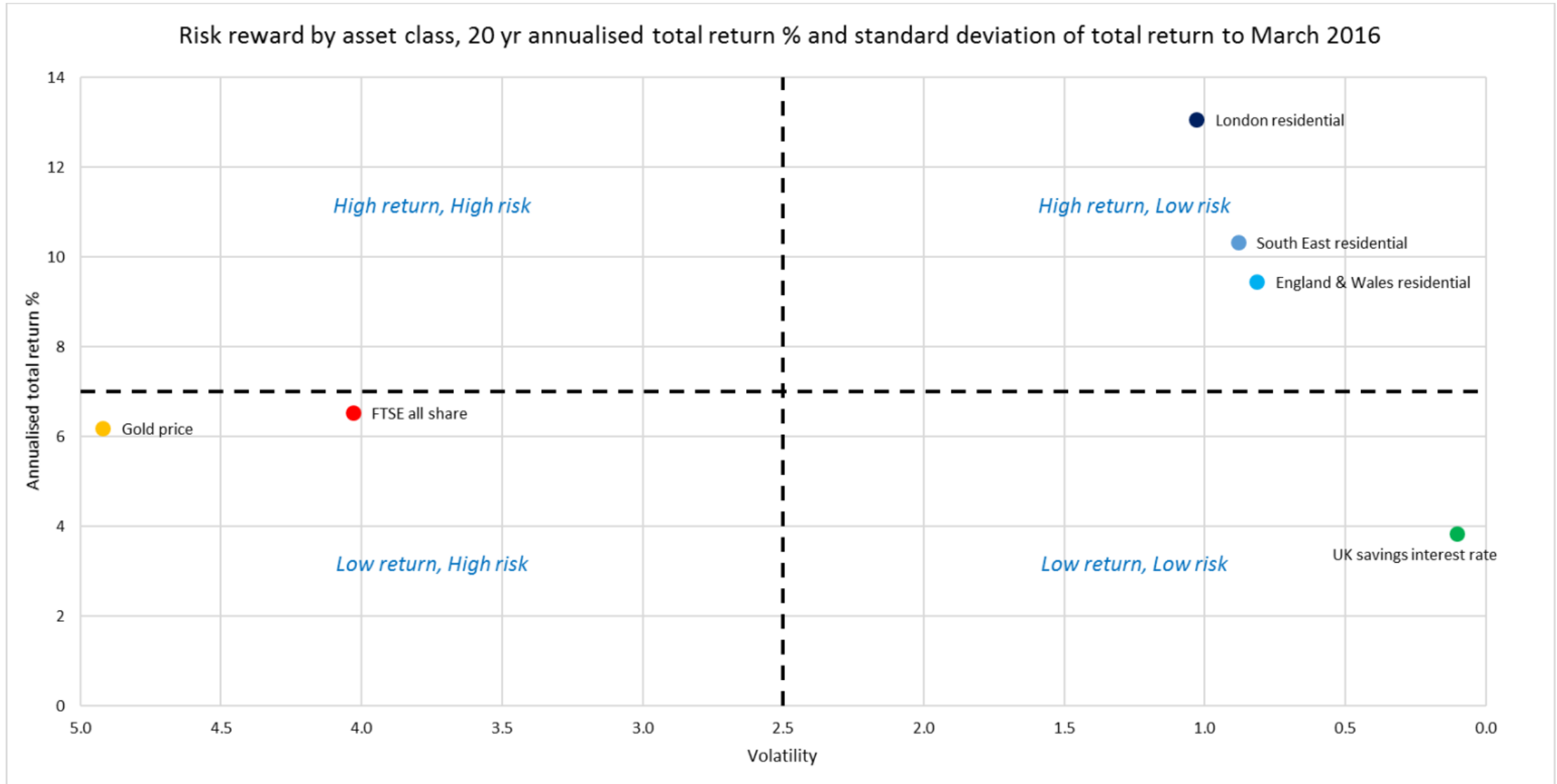


Note: Results shown here for direct real estate and fund-level real estate are based on separate quarterly samples
Sources: JP Morgan (bonds); MSCI (equities, property equities, direct real estate, and fund-level real estate)

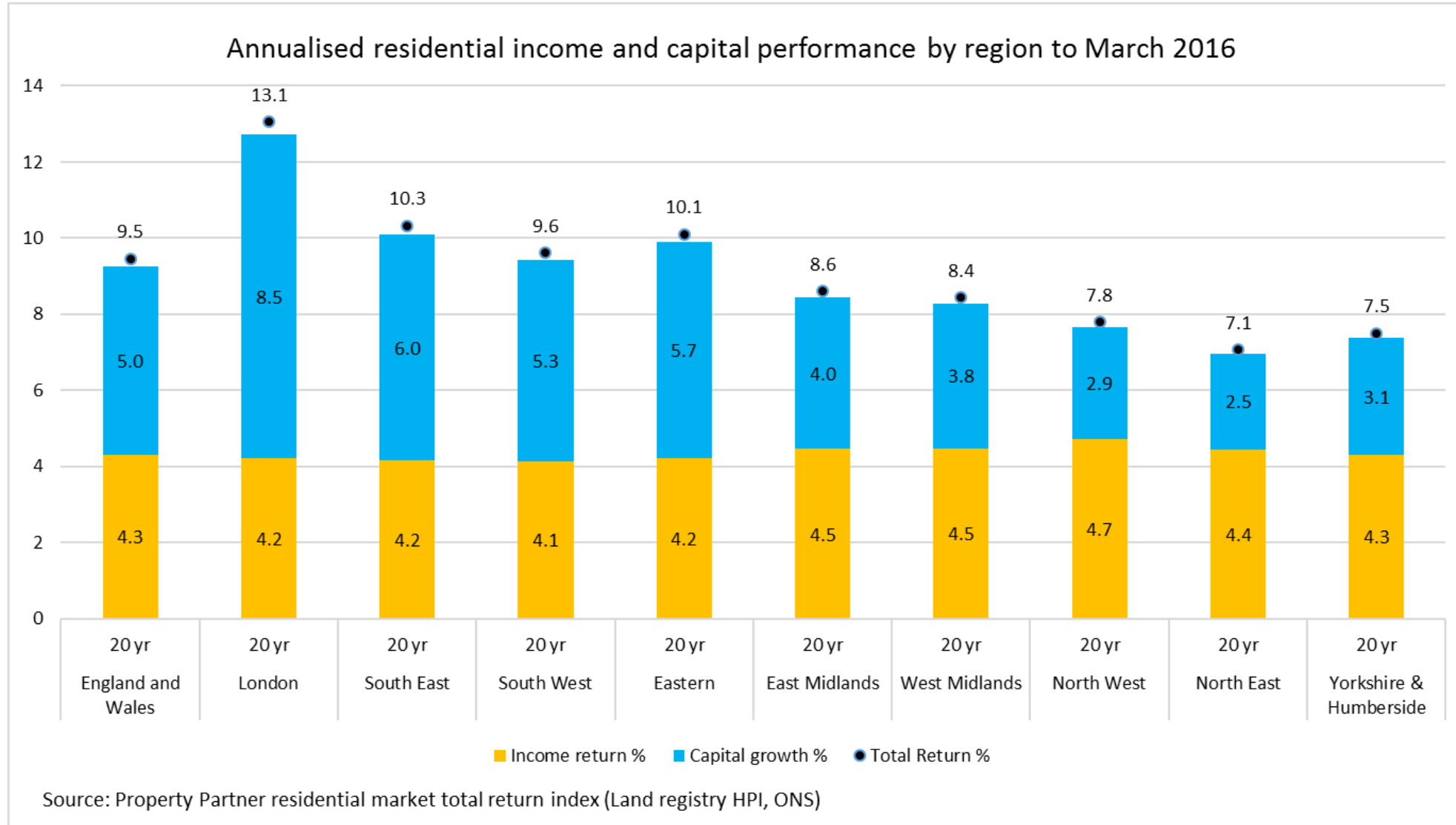
Long term outperformance by UK residential



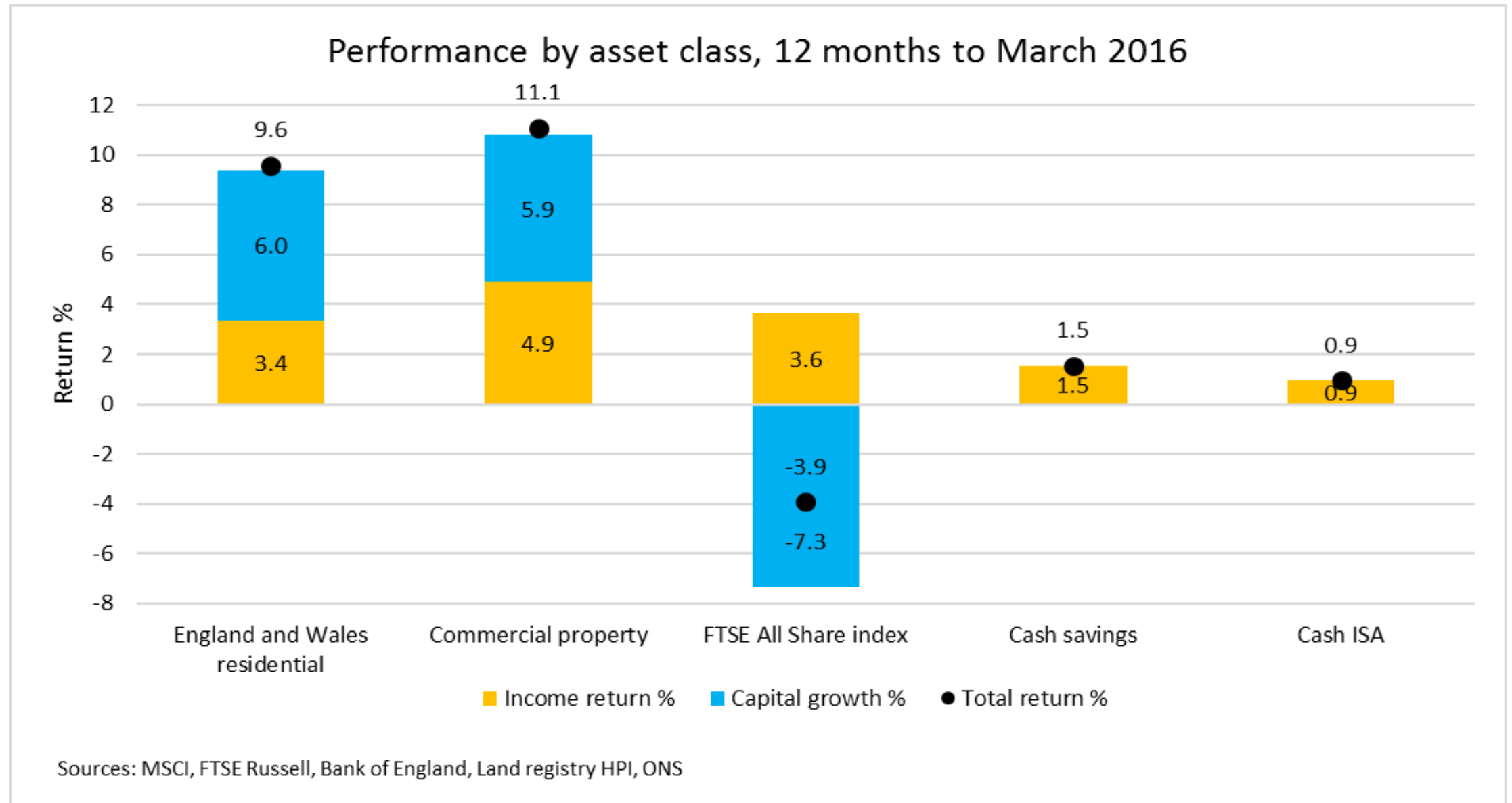
Risk reward by asset class



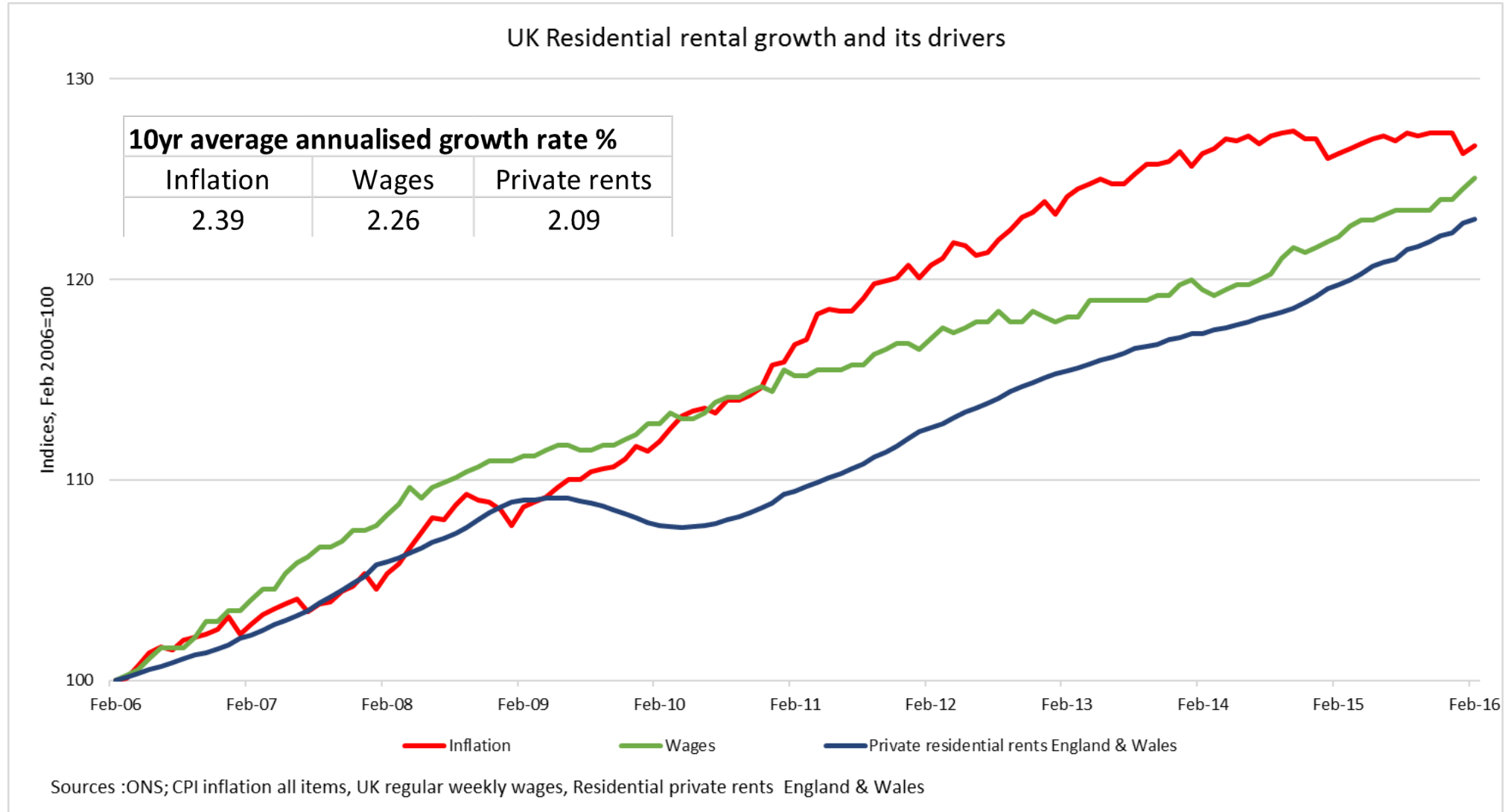
Performance breakdown



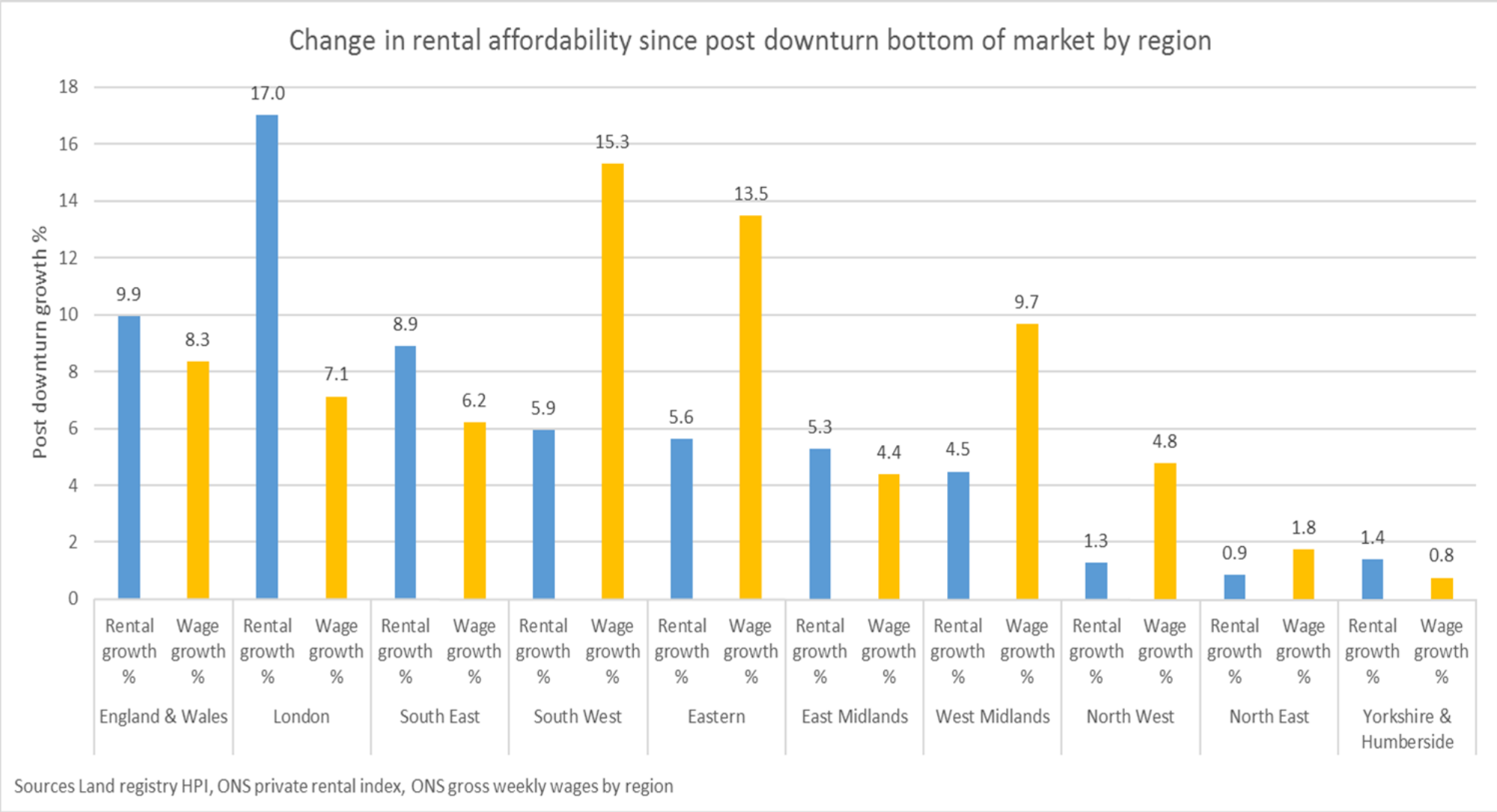
Residential income vs other asset classes



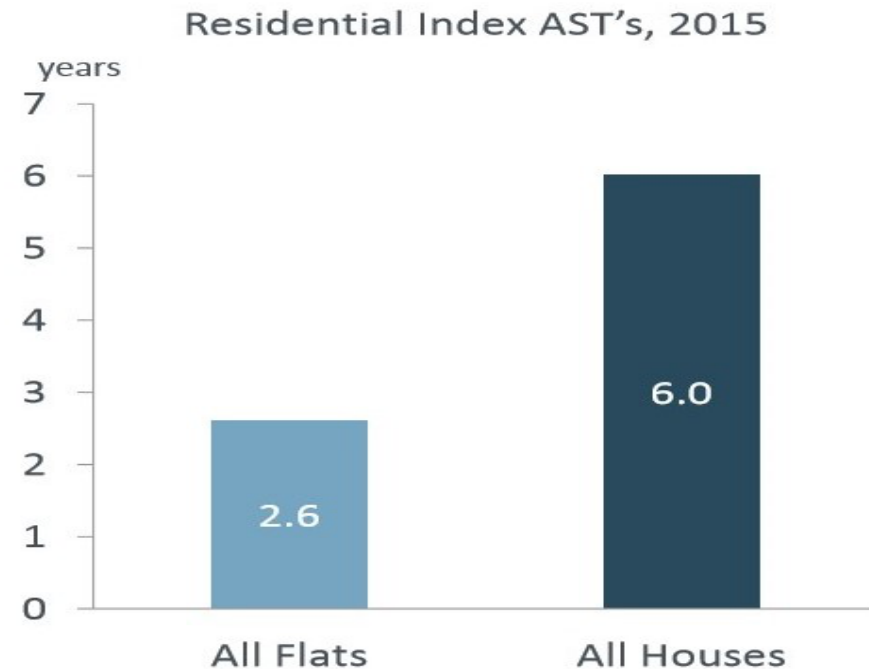
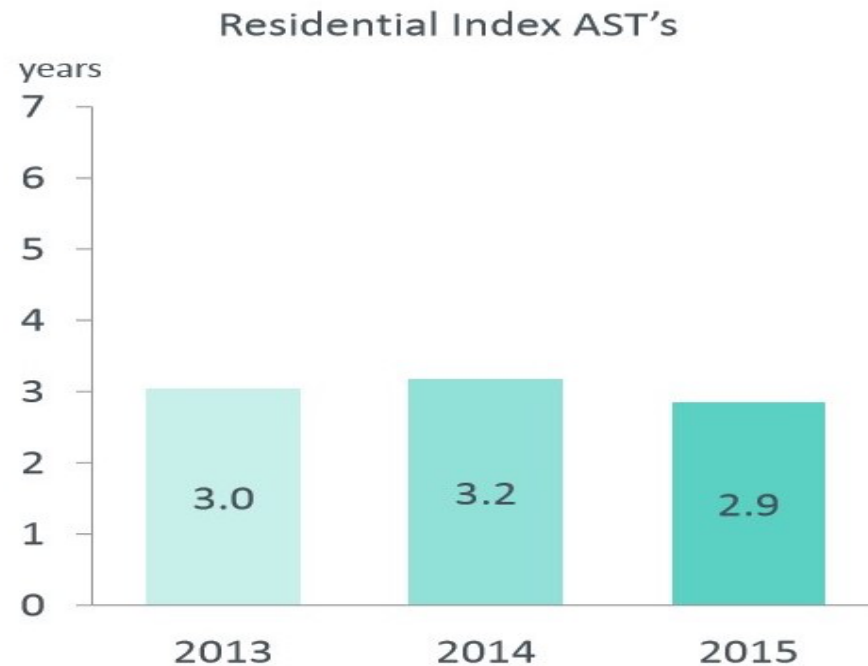
Stable income and rental affordability



Regional variations in rental affordability



AVERAGE TENANT OCCUPANCY LENGTH OF 3YRS FOR AST'S *



* Historic occupancy length of tenants in place at year end



Our solution: Property investment
at the click of a button

www.propertypartner.co

The Process



REVIEW PROPERTIES

*224
Properties
funded*



MAKE AN INVESTMENT

*£31,5m Invested 7300
Investors*



RECEIVE RENTAL INCOME

*£350k paid in
dividends*



EXIT YOUR INVESTMENT

*£6,5m shares sold on
secondary market*

Backed by leading investors



**Backers of
Funding Circle**



**Backers of
Zoopla**



**Backers of
Transferwise**



**Backers of
iZettle**



Edward Wray
Director of Funding Circle
Co-founder of Betfair



Jon Moulton
Founder of Alchemy Partners
and Better Capital

Strong management team



Dan Gandesha
Founder and CEO

Corporate Venture
Capital at Sky Plc

M&A advisor at Sky
Plc and KPMG

Chartered
Accountant



Nick Hagen
COO

Sports operations
Director
At Betfair

COO Sports
Betting at GTECH



Warren Bath
CFO

Director at Sky Plc

Corporate Finance at
Morgan Stanley and
Virgin Mobile



Robert Weaver
Director of Property

Global Director of
Residential Property
at RBS

Fund Manager, £500m
residential portfolio at
Invista Real Estate

Member of the British
Property Federation



Thomas Remmert
CTO

20 years' experience
in scalable web
development

Technical Due
Diligence advisor for
Octopus Ventures

Architect of Comdirect
Bank's online trading
system



Justin Hubble
General Counsel

General Counsel and
Director of Legal &
Compliance at Betfair

Over 20 years as a
lawyer in private
practice and in-house

Our Properties; Examples



Jubilee Mansions, Barons Court, West London
5 units – gross yield 4.36%




Sandars Maltings, Gainsborough, Lincolnshire
42 units – 8.02% gross yield

Active Resale Market

Surrey Quays, London, SE16
Flat 21, Anchor Point

Leasehold

PREVIEW - PROPERTY COMING SOON



£0
of £528,000

0
Current Investors

0.00% Funded


2.54% Dividend Yield

+8.5% Last Year HPI

Clapham Junction, London, SW11
Flats 3, 4, 5, 7 Falcon Road

4 Unit Block Leasehold

FUNDED - AVAILABLE ON RESALE SOON



50% Geared

£1,037,300
of £1,037,300

453
Current Investors

100.00% Funded


2.21% Dividend Yield

+6.3% Last Year HPI

Edgware, London, HA8
5, 11, 13 Premier House

3 Unit Block Leasehold

FUNDED - AVAILABLE ON RESALE SOON



50% Geared

£486,600
of £486,600

261
Current Investors


100.00% Funded

2.45% Dividend Yield

+7.7% Last Year HPI

Eastbourne, East Sussex, BN21
Thornwood

7 Unit Block Freehold



50% Geared

£521,554
Latest Valuation

440
Current Investors

Latest Share Valuation 52.16p
Lowest Share Price 58p


+11.20% Premium

3.44% Dividend Yield

+8.6% Last Year HPI

Market Drayton, Shropshire, TF9
Prospect Court

10 Unit Block Freehold



50% Geared

£462,126
Latest Valuation

411
Current Investors

Latest Share Valuation 46.21p
Lowest Share Price 46p


-0.45% Discount

4.55% Dividend Yield

+2.1% Last Year HPI

Lincoln, Lincolnshire, LN5
St Catherine's Mews

21 Unit Block Freehold



50% Geared

£987,662
Latest Valuation

537
Current Investors

Latest Share Valuation 98.77p
Lowest Share Price 98p

-0.78% Discount


5.11% Dividend Yield

+4.3% Last Year HPI

DOUBLE DIVIDEND - Greenfor...
8 Flats in Red Lion Court

8 Unit Block Leasehold

NEW LISTING



50% Geared

£869,598
of £1,459,400

1010
Current Investors

59.59% Funded


12 Days left to fund

2.20% Dividend Yield

+6.9% Last Year HPI

Hastings, East Sussex, TN34
St David's Lodge

13 Unit Block Freehold



50% Geared

£1,210,049
Latest Valuation

1205
Current Investors

Latest Share Valuation 121.00p
Lowest Share Price 118p


-2.48% Discount

2.97% Dividend Yield

+8.6% Last Year HPI

Surrey Quays, London, SE16
4, 7, 9 Anchor Point

3 Unit Block Leasehold



50% Geared

£870,985
Latest Valuation

497
Current Investors

Latest Share Valuation 87.10p
Lowest Share Price 89p


+2.18% Premium

1.95% Dividend Yield

+8.5% Last Year HPI

Acton, London, W3
Flat 27, Cotton Avenue

2 Bed Flat Leasehold



£375,813
Latest Valuation

325
Current Investors

Latest Share Valuation 37.58p
Lowest Share Price 36p


-4.20% Discount

2.44% Dividend Yield

+6.9% Last Year HPI

Torquay, Devon, TQ1
Anstays Court

9 Unit Block Freehold



50% Geared

£764,633
Latest Valuation

475
Current Investors

Latest Share Valuation 76.46p
Lowest Share Price 72p


-5.83% Discount

2.57% Dividend Yield

+2.7% Last Year HPI

Hanwell, London, W7
5 Cambridge Road

3 Bed House Freehold



£638,767
Latest Valuation

658
Current Investors

Latest Share Valuation 63.88p
Lowest Share Price 61p

-4.51% Discount




2.29% Dividend Yield



+6.9% Last Year HPI

Investor Interface



Jump to

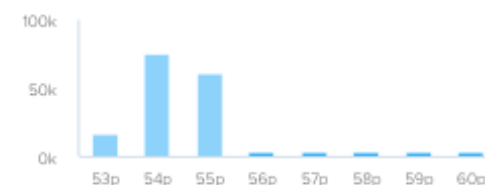
-  Floorplan
-  Financials
-  Location

-  Solicitor's Report
-  Surveyor's Report

📍 **West Drayton, London, UB7**
2, 17, 19 Garden Court
3 Unit Block | Leasehold

£551,245 Latest Valuation 285 Current Investors

2.08% Dividend Yield 14.8% Last Year HPI



55.12p

Latest Share Valuation

53p

Lowest Share Price

-3.85% Discount

SELL

INVEST

House Price Index
Land Registry Data Hillingdon

Last Year

Last 5 Years

All Data

+8.3% ▲ Annualised growth
+48.8% ▲ Total growth



Note: Past performance is not a reliable indicator of future results.

Calculate your potential returns



Thank you

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Find out more at
www.propertypartner.co