

Residential Investment Yield Guide

Q3 2021



Q3 MARKET SENTIMENT



STUDENT
STABLE



BUILD TO RENT
POSITIVE



CO-LIVING
STABLE



SECTOR	DEC-19	MAR-20	JUN-20	SEP-20	DEC-20	MAR-21	JUN-21	SEP-21	QTR CHANGE	MARKET SENTIMENT
STUDENT PROPERTY										
Prime London - Direct Let	4.00%	4.00%	4.00%	4.00%	4.00%	3.75%-4.00%	3.75%-4.00%	3.75%	▼	POSITIVE
Prime Regional - Direct Let	5.25%	5.25%	5.25%	5.25%	5.25%	5.25%	5.00%-5.25%	5.00%-5.25%	↔	POSITIVE
Prime London - 25 yr lease, Annual RPI	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	↔	STABLE
Prime Regional - 25 yr lease, Annual RPI	3.75%	3.75%	3.75%	3.75%	3.75%	3.75%	3.75%	3.75%	↔	STABLE
CO-LIVING										
Prime London	4.00%	4.00%-4.25%	4.25%	4.25%	4.25%	4.00%-4.25%	4.00%-4.25%	4.00%-4.25%	↔	STABLE
Prime Regional	4.75%	4.75%-5.00%	5.00%	5.00%	5.00%	5.00%	4.75%-5.00%	4.75%-5.00%	↔	STABLE
BUILD TO RENT London & South East										
Zone 1 Prime	3.25%-3.50%	3.25%-3.50%	3.25%-3.50%	3.00%-3.25%	3.00%-3.25%	3.00%-3.25%	3.00%-3.25%	3.00%-3.25%	↔	STABLE
Zone 2 Prime	3.50%-3.75%	3.25%-3.50%	3.25%-3.50%	3.25%-3.50%	3.25%	3.25%	3.25%	3.25%	↔	STABLE
Zones 3-4 Prime	3.75%	3.50%-3.75%	3.50%-3.75%	3.50%-3.75%	3.50%	3.50%	3.50%	3.50%	↔	POSITIVE
Greater London Prime	4.00%	3.50%-3.75%	3.50%-3.75%	3.50%-3.75%	3.50%-3.75%	3.50%-3.75%	3.50%-3.75%	3.50%-3.75%	↔	STABLE
South East Prime	4.00%-4.25%	4.00%	4.00%	4.00%	4.00%	4.00%	3.75%-4.00%	3.75%-4.00%	↔	POSITIVE
Regional Cities										
Tier 1	4.00%-4.25%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	↔	STABLE
Tier 2	4.75%-5.00%	4.75%-5.00%	4.75%-5.00%	4.5%-5.00%	4.5%-5.00%	4.50%-5.00%	4.25%-4.75%	4.25%-4.75%	↔	STABLE
Single Family Housing										
South East	4.25%	4.25%	4.00%	4.00%	3.85%	3.85%	3.75%	3.75%	↔	POSITIVE
Regional	4.75%	4.75%	4.50%	4.50%	4.25%	4.25%	4.00%-4.25%	4.00%-4.25%	↔	POSITIVE

Important note: This yield guide is provided for indicative purposes only and was prepared on 30 September 2021. Yields are reflective of income-focussed transactions of prime, stabilised institutional-grade assets. Yields are provided on a Net Initial Yield (NIY) basis assuming a rack rented property.

knightfrank.com/research



Research

Oliver Knight

Head of Residential Development Research

+44 20 7861 5134

oliver.knight@knightfrank.com

Student property

Neil Armstrong

Head of Student Property and Valuations

+44 20 7861 5332

neil.armstrong@knightfrank.com

Build to Rent

John-Paul Stichbury

Associate

+44 20 3866 8036

john-paul.stichbury@knightfrank.com

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