

Rent roll value factors

Primary factors relating to rent roll value

- Average management fee
- Average rent
- Number of properties
- Location
- Comparative sales

Secondary factors relating to rent roll value

- Owner to property ratio
- Profitability
- Secondary income – let fees, inspections, administration, marketing, maintenance
- Branding, social media in place, domains
- Other assets
- General spread of the portfolio
- Staff in place – experience level, current salaries
- Arrears rate
- Vacancy rate
- Cleanliness of book, keys, bonds, inspections up to date, the status of smoke alarms, insulation, general tenancy documentation, management authorities