The mortgage works

Limited Company Landlords
Profiling the Market

Q3 2026



Limited Company buy to let borrowing profile

Limited Company landlords are much more likely to use borrowing to finance their lettings activity than those operating as individuals (78% compared with 50%). They also hold more than twice as many buy to let loans on average, at 9.4 versus 4.2. Looking ahead, 40% expect to remortgage or arrange a product transfer within the next 12 months, and of these, 55% intend to do so through a Limited Company.



78% borrow to fund their rental portfolio

25% have borrowing on all their properties

9.4
Average # of buy to let loans held

£1.1M
Average amount owed

53%
Typical LTV

17.0
Average portfolio size

40% Expect to remortgage or make a product transfer on at least one property in the next 12 months

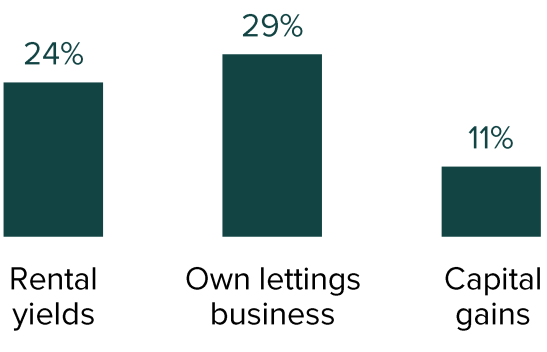
55% The share of remortgages and product transfers that Limited Companies will account for in the next 12 months

Limited Company market dynamics

Limited Company landlords are more optimistic about the future of their lettings businesses, with 29% rating the outlook as 'good' or 'very good', compared with 22% of individual landlords. They are also more likely to be looking to expand their portfolios, with 18% expecting to purchase property in the next 12 months, versus just 2% of those operating as individuals.

Limited Company landlord confidence

Rating prospects in next 3 months as 'good/very good'



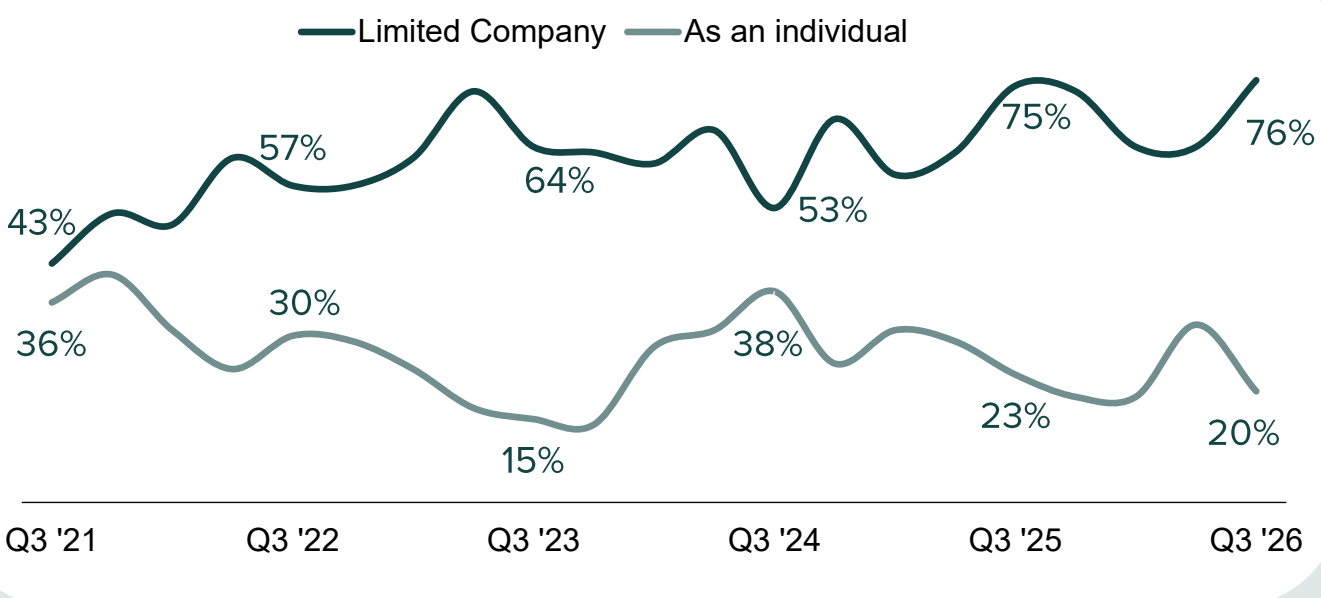


18% Intend to buy in the next 12 months



43% Intend to sell in the next 12 months

Intent to purchase in a Limited Company (for all landlords looking to buy):



Limited Company landlord rental portfolio structure

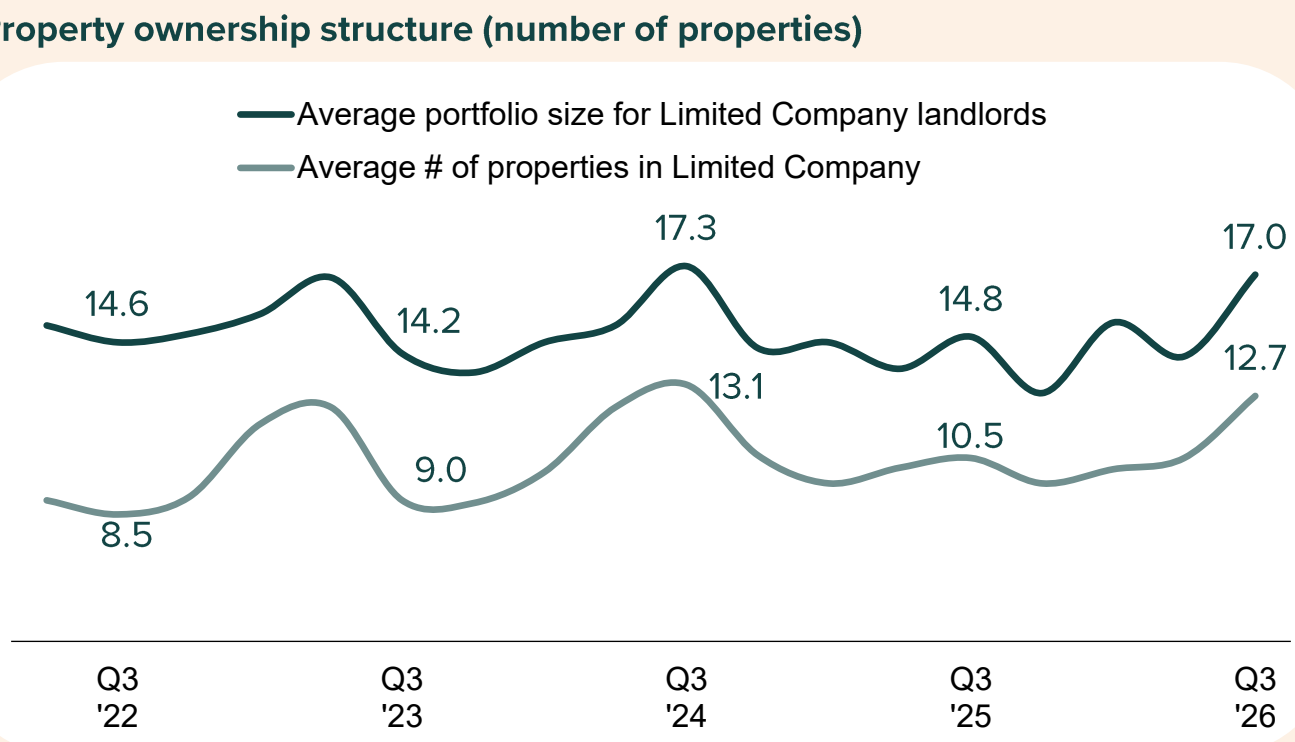
Over a third (37%) of Limited Company landlords hold all their rental properties within a company, while the remaining 63% split ownership between a company and personal name. Their portfolios are, on average, more than twice as large as those of individual landlords, with approximately three quarters of their properties held through a Limited Company.

37% Hold all their rental properties in a Limited Company

75% Share of Limited Company landlords' properties that are incorporated

(63% have a mix of individually held & Limited Company)

Property ownership structure (number of properties)



Limited Company landlord portfolio financials

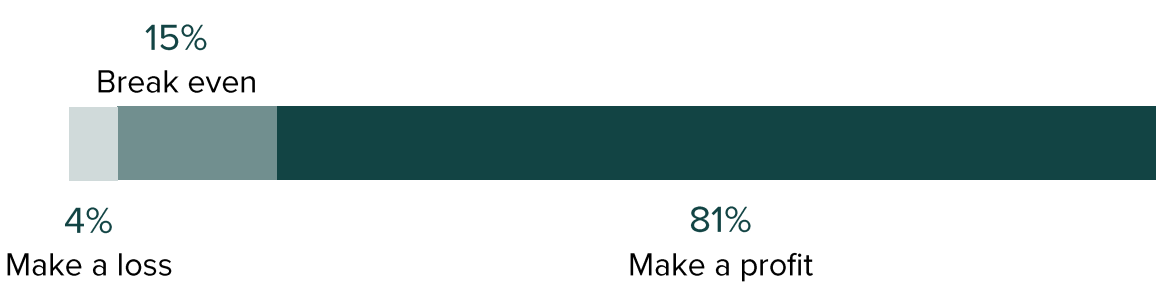
Limited Company landlords operate larger property portfolios, with an average value of £3.5 million compared with £1.3 million for individual landlords. This is reflected in their annual gross rental income, which averages £163,000 versus £58,000. However, a smaller proportion of Limited Company landlords report making a profit (81% compared with 87% of individual landlords). Average rental yields are identical across both groups, at 6.4%.

£3.5M
Average portfolio value

£163k
Average annual gross rental income

6.4%
Typical yield

Profitability



Limited Company landlord profile

The average Limited Company landlord is aged 61, slightly younger than individual landlords, who average 63. They are more likely to be working full-time (28% compared with 19%), while retirement is less common among this group, at 25% versus 44% of individual landlords.

20.3
Average years letting

61
Average age

Employment Status



Source: Pegasus Insight Landlord Trends Research Q3 2026 (fieldwork took place 20 Sep 2026 – 10 Oct 2026)
The Mortgage Works (UK) plc is a wholly owned subsidiary of Nationwide Building Society, Nationwide House, Pipers Way, Swindon, SN38 1NW

Pegasus Insight