

# Limited Company Landlords

## Profiling the Market



Q1 2025

### Limited Company Buy to Let borrowing profile

Compared to those operating as an individual, a significantly higher proportion of Limited Company landlords borrow money to fund their lettings business (73% vs. 54%). They also have a higher number of Buy to Let loans on average (9.7 vs. 4.1). 45% intend to remortgage or make a product transfer in the next 12 months, with 64% intending to do so within a Limited Company.



**73%** borrow to fund their rental portfolio

**30%** have borrowing on all their properties

9.7

Average # Buy to Let loans held

£1.1M

Average amount owed

52%

Typical LTV

45%

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

64%

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

### Limited Company market dynamics

Levels of confidence are broadly similar between Limited Company landlords and those operating as individuals in Q1 2025. Limited Company landlords are however three times more likely to have intentions to buy property in the next 12 months (15% vs. 5% for individuals).

#### Limited Company landlord confidence

% rating prospects in next 3 months as 'good'

35%

Rental yields

33%

Own lettings business

17%

Capital gains



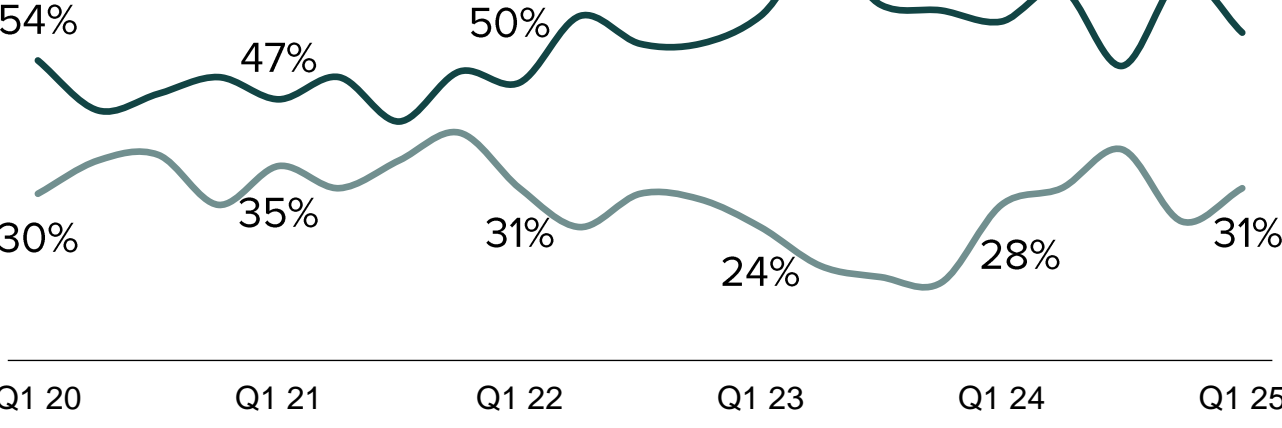
**15%** Intend to buy in the next 12 months



**39%** Intend to sell in the next 12 months

### Intent to purchase in a Limited Company:

— Limited Company — As an individual



### Limited Company landlord rental portfolio structure

37% of Limited Company landlords hold all their properties in a business structure, while 63% have a mix of individually held and incorporated properties. On average, Limited Company landlords manage portfolios three times the size of those operating as an individual, while two thirds of their portfolio is incorporated.

37%

Hold all their rental properties in a Limited Company

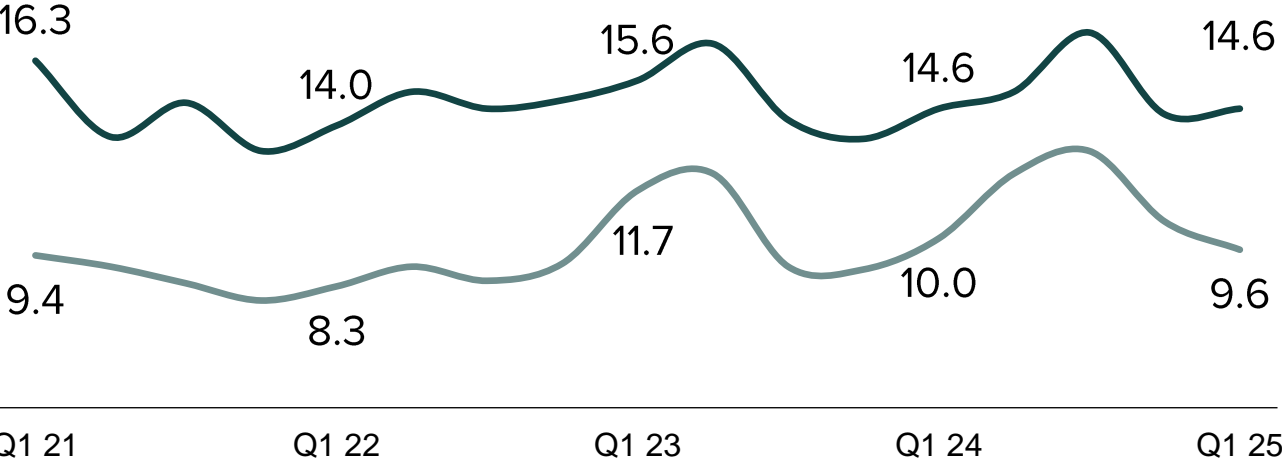
66%

Share of Ltd Company landlords' properties that are incorporated

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

### Property ownership structure (number of properties)

— Average portfolio size for Limited Company landlords — Average # properties in Limited Company



### Limited Company landlord portfolio financials

Limited Company landlords have an average portfolio value of £3.1M. This is significantly higher than those holding their properties as individuals (£1.3M). They also have a higher annual gross rental income on average and a higher achieved yield. However, despite this Limited Company landlords are less likely to report making a profit from their letting activity in Q1 2025 (78% vs. 86% for individuals).

£3.1M

Average portfolio value

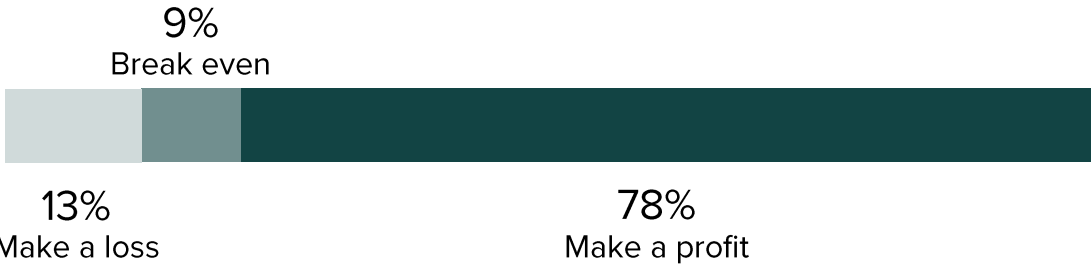
£148k

Average annual gross rental income

6.7%

Typical yield

#### Profitability



### Limited Company landlord profile

The typical Limited Company landlord is 61 years old, 3 years younger than the average landlord operating as an individual. As a result, they are twice as likely to be operating full time as a landlord (34% vs. 17%), whilst fewer are retired.

19.1

Average years letting

61

Average age

#### Employment Status

