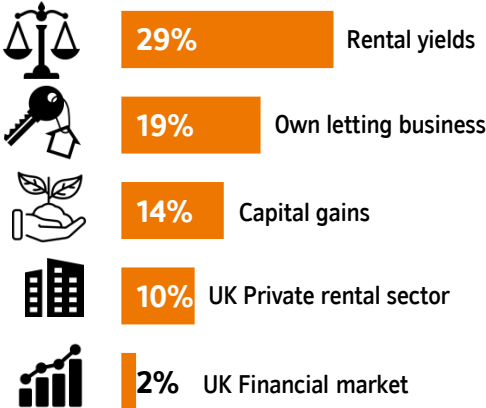


## Wales

### Landlords' Outlook & Confidence

Expectations for the next 3 months rated as good / very good (%)



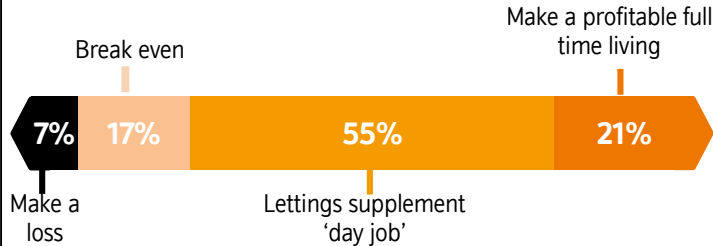
Confidence is generally lower amongst landlords with property in Wales, with fewer than average feeling 'good' or 'very good' about the prospects for rental yields (29% vs. 40%), their own lettings business (19% vs. 28%) and capital gains (14% vs. 21%).

This lower confidence is probably linked to landlords in Wales being most likely to have experienced a rental arrear in the last year, with the incidence of voids also above average.

Additionally, Wales is the region where fewest landlords are currently making a profit, with around 1 in 4 either breaking even or in a loss making position.

### Landlords' Balance Sheet

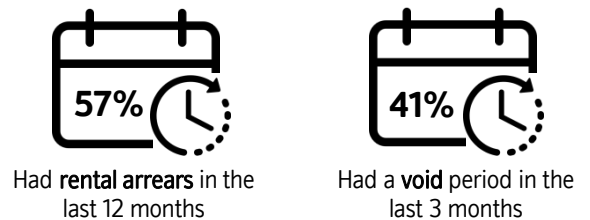
#### Profitability



#### Financials



#### Problems Experienced



### PRS Dynamics



10.6

Properties in the average portfolio



24%

Report increasing tenant demand



7%

Bought a property in the last 3 months



10%

Sold a property in the last 3 months

### BTL Dynamics



£598,000

Total amount owed through BTL mortgage borrowing



6.0

Average number of BTL loans held

the mortgage works