

Rental Market



Tony Wallace - Credentials

Academic

- Higher Certificate Technological University Dublin (Formally DIT)
- B.Sc. Honours Degree in Property Valuation & Management TUS (Formally LIT).
- M.Sc. in Real Estate Investment Finance Oxford Brooks University (January 2021)

Positions Held

- Head of Property Management - Rooney Auctioneers.
- Lecturer - TUD/SCSI B.Sc. (Hons) Property Studies.
- Module Leader - University College of Estate Management UK.
- Immediate past Chair - SCSI Southern Region Committee.
- 15 Years industry experience



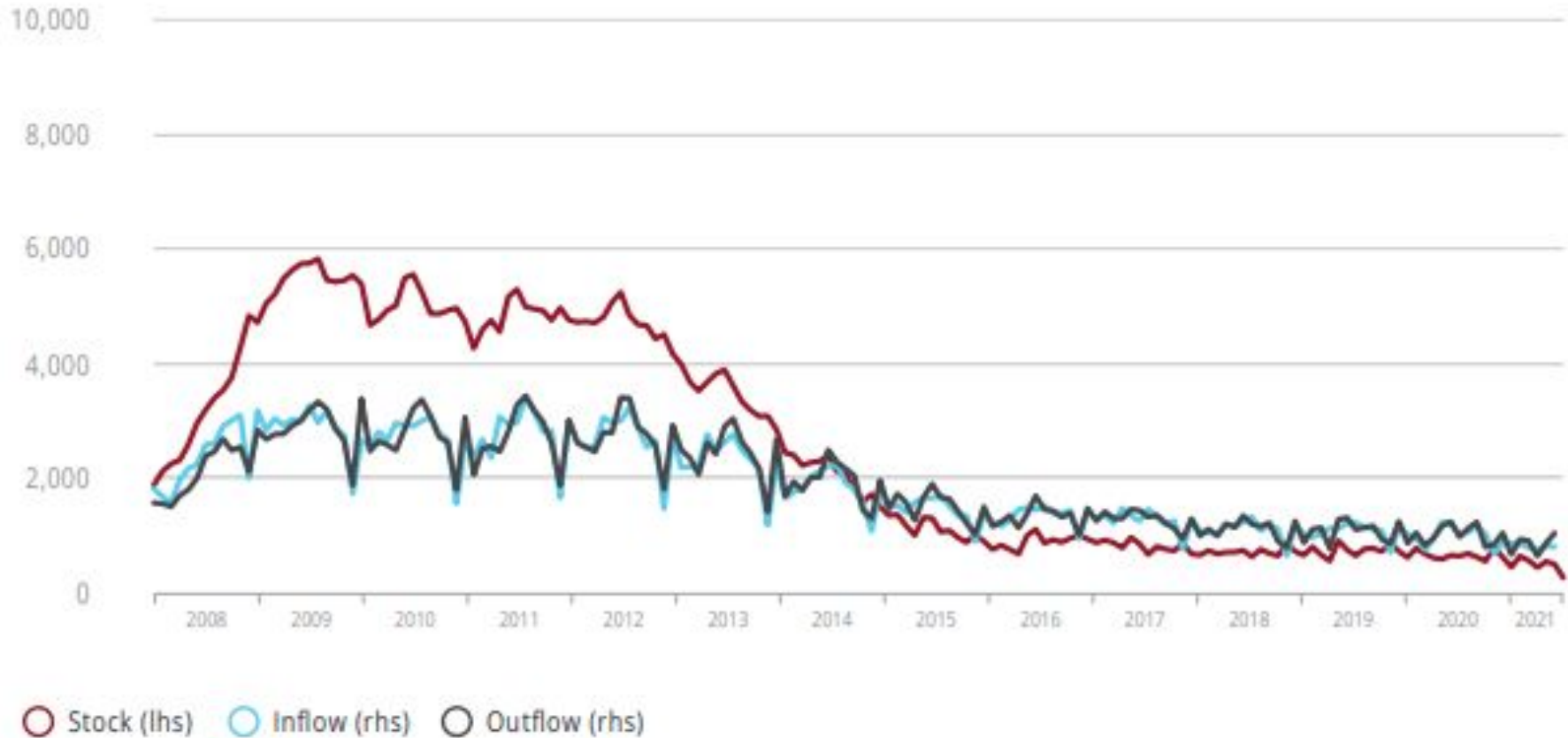
The State of the Rental Market

RTB Rent Index shows a 7% annual increase in rent levels outside Dublin for Q1 2021

- *National rents grew by 4.5% year-on-year in Q1 2021.*
- *Rents in Limerick City increased significantly in Q1 2021 compared to the Q1 2020 rent levels increasing by 8.1% year-on-year respectively.*
- *2,455 rental homes were available across the country on 1 August, the lowest number since records began in 2006.*
- *There were just 281 homes available to rent in Munster on August 1, the lowest ever in a series extending back to 2006 - the pre-covid average during 2019 was 750.*

Supply

Munster Stock Flow Figures Q2 2021



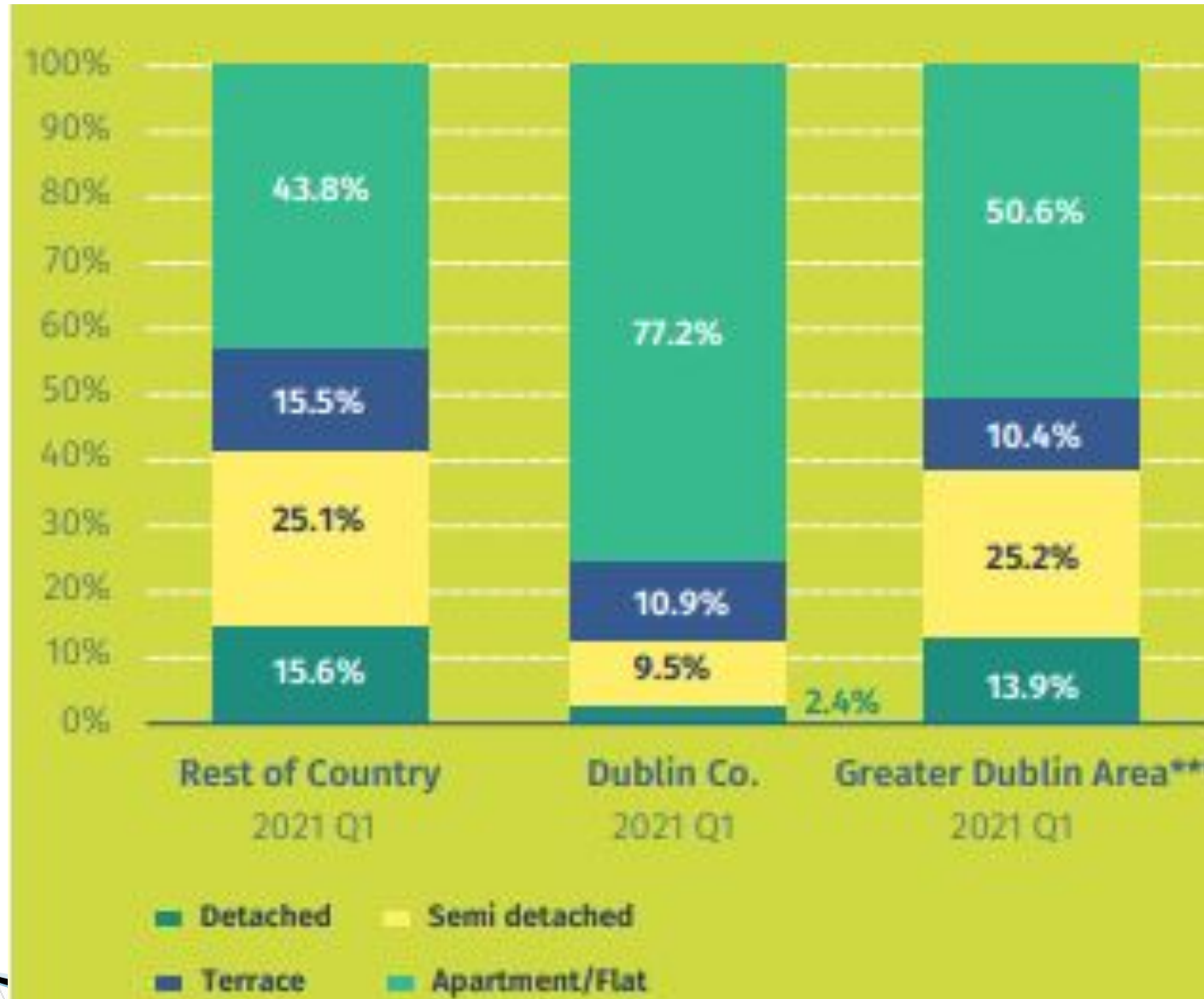
Source – Daft.ie

Flight & Plight of the Landlord!

- The regulatory framework underpinning the sector has undergone a series of significant changes over the last ten years which have impacted the sector in different ways.
- Tax treatment of Rental Income.



WHATS RENTING ???



Source – Residential Tenancy Board

WHATS RENTING ???

<i>Date</i>	<i>1 Bed Apt</i>	<i>2 Bed House</i>	<i>3 Bed House</i>	<i>4 Bed House</i>	<i>5 Bed House</i>
<i>Q1 - 2020</i>	€ 905.00	€ 1,000.00	€ 1,153.00	€ 1,271.00	€ 1,418.00
<i>Q2 - 2021</i>	€ 973.00	€ 1,081.00	€ 1,222.00	€ 1,402.00	€ 1,566.00
<i>Increase %</i>	<i>7.51%</i>	<i>8.10%</i>	<i>5.98%</i>	<i>10.31%</i>	<i>10.44%</i>

Source – Daft.ie

Private Rental Sector – Tenant

- **Graduates.**
- **Medium to Low Income Earns.**
- **Families.**
- **Corporates.**



Thank You



“A House Sold Name”

Source of Info:
Rooney Research; Daft.ie; Myhome.ie
National Newspapers; SCSi & IPA V