

# RENTFLOW

CAPITAL SECURED. INCOME ASSURED



Monthly  
Income



5.2% p.a.  
and Growing



Downside  
Protection



No fees  
or expenses

## RentFlow 5 for 5 Series 2 Dublin NCR Portfolio

Pension Investor Fact Sheet – July 2023  
PRSA & ARF

# Tax-Free Monthly Rental Income for Pensions

## Capital Secured. Income Assured

### PROPERTY INCOME FOR PENSIONS

Tax-free monthly rental income is being paid to Irish private pension funds every month using RentFlow.



#### In Pre-Retirement ?

Savings Accumulation

**TAX FREE**

**Monthly Rental Income Contributions**

Adding over **27%** more to a Retirement Savings Pot over 5 years

**PRSA - Personal Retirement Savings a/c**  
**PRB - Personal Retirement Bonds**



#### In Post-Retirement ?

Savings Decumulation

**TAX FREE**

**Monthly Rental Income Contributions**

**5.2% p.a.**, paid monthly making your ARF last longer during retirement

**ARF - Approved Retirement Fund**

### RentFlow 5 for 5 – Series 2 Investor Earnings

INVESTMENT AMOUNT	Avg MONTHLY INCOME	Avg ANNUAL INCOME	5 YEAR ACCUMULATED INCOME	TOTAL RETURNS OVER THE TERM (27.08%)
€100,000	€451	€5,417	€27,088	€127,088
€250,000	€1,128	€13,544	€67,720	€317,720
€500,000	€2,256	€27,088	€135,440	€635,440
€1,000,000	€4,512	€54,176	€270,880	€1,270,880

- Investors are assured by contract to earn a minimum 5%p.a. Investors are currently earning 5.2% p.a. and the returns are growing in line with rental inflation achieved in the portfolio each year. A minimum 2% rental inflation has been applied to the forecast above which results in over 27% ROI over 5 years.
- No entry or exit fees - 60 monthly payments and full investment capital repaid on maturity

### Best in Class Property Income investment



**Multi-Family Homes. Mainly Studios and 1 bedroom units. Fully furnished and compliant with planning, building and fire regulations**

Best Asset Class  
**Multi-Family Homes**



**Very attractive city centre locations. 100% occupied with professional working tenants. Experienced Management team**

Best Locations  
**Dublin City Centre**



**100% of investor funds are secured with first legal charge held by an independent security trustee. All bank finance has been removed.**

Best Security  
**Triple Locked Security**



**We are on target to add over 27% more to retirement savings over the next 5 years. No Fee's or Exit costs.**

Best Performance  
**Minimum 25% Returns Over Term**



**Immediate monthly income from positive cash flow city centre properties. Fully managed, low risk passive income investment**

Best Income Options  
**Investors Paid Monthly**



**RentFlow has a 100% track record of fixed monthly income payments to its investors. Low risk and hassle free investment**

Best Track Record  
**100% Success Rate**

**“In the next five years, we are on track to boost retirement savings invested in RentFlow by more than 27%”**

### Key Considerations for Pensions

1

**Risk Exposure** – We take all the complexity and most of the risks out of property investing for retirement. We have completely **removed all Bank Finance** from our investments. We provide only stabilised income with **No development risk** and **No interest rate risk**.

2

**Past Performance** – RentFlow has a **100% track record** in fixed monthly income payments to its investors

3

**Return Expectations** - Investors are currently earning **5.2%p.a., paid monthly** which is growing each year in line with rental inflation. We are on target to add over 27% more to retirement savings pots over the next 5 years

4

**Fees and Charges** - RentFlow has **NO once-off or annual charges** to investors. 100% of the funds are invested and 100% of the funds are repaid on exit.

5

**Retirement Goals** - Property investments can be an important asset class to help you achieve your retirement goals and Rentflow is admired by many as an ideal **low risk, arms-length investment** suitable for self-directed PRSA's and ARF's.



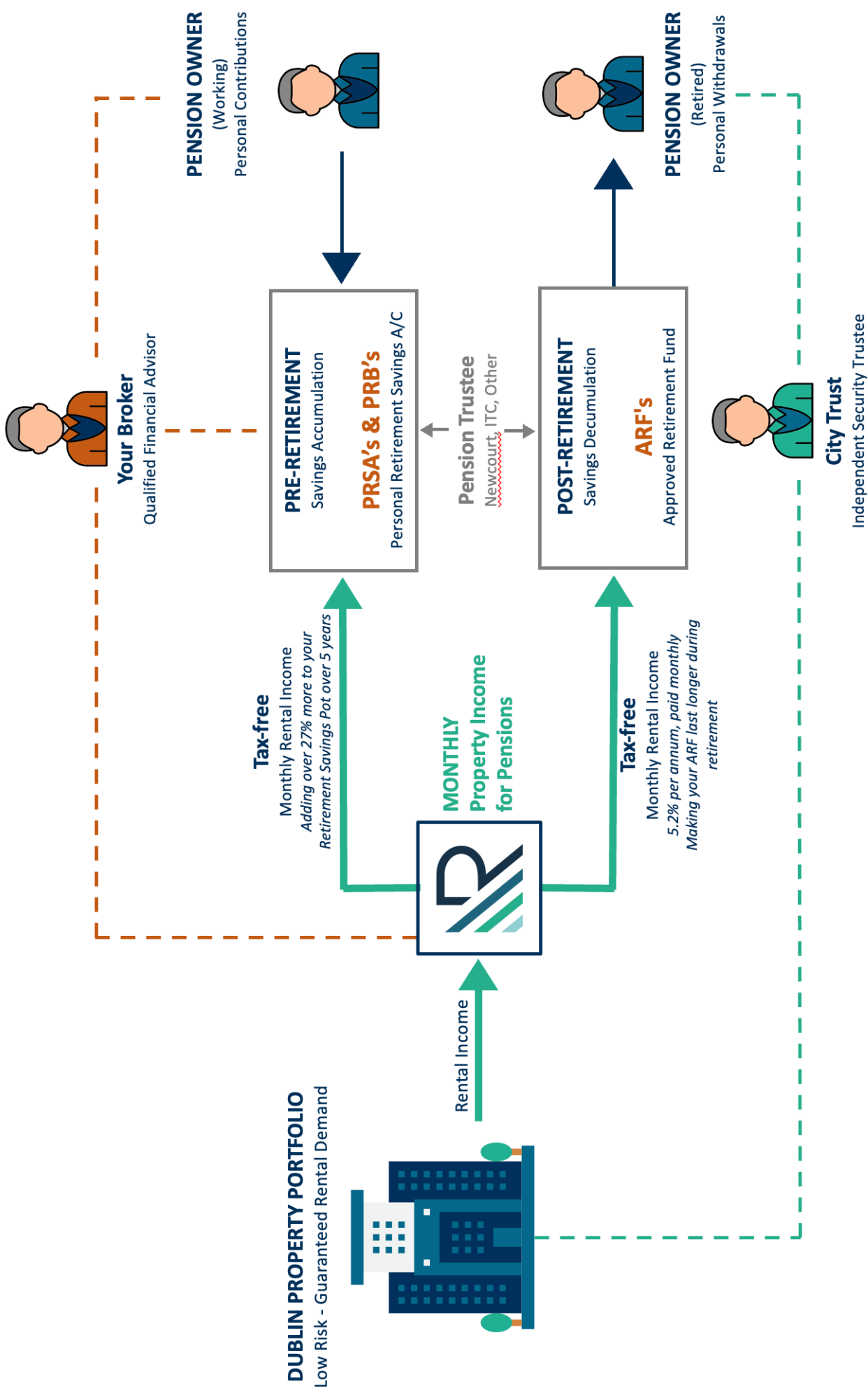
All tenants are Registered with the Residential Tenancies Board



All Property Managers are licenced by the Property Services Regulatory Authority

# Monthly Tax-Free Rental Income for Pensions

## Capital Secured. Income Assured







- ✓ TAX-FREE INCOME FOR SELF-DIRECTED PRSA's, PRB's & ARF's
- ✓ 5.2% PER ANNUM AND GROWING
- ✓ INVESTORS PAID MONTHLY
- ✓ ON TARGET FOR OVER 27% ROI OVER TERM

### Irish owned rented apartment buildings in Dublin City Centre

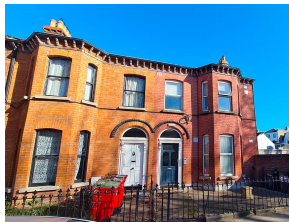
As the population continues to grow and as demand for investment in rented residential developments rises in the face of a shortage of available housing stock, the private rental sector continues to be one of the most resilient in the Irish market.

### Guaranteed rental demand

The demand for rental accommodation in Dublin is very high. Years of housing undersupply, coupled with an exodus of small landlords from the market, has led to a chronic shortage of supply of rental properties. Due to this shortage, there is a guaranteed rental demand for well located and correctly priced rental apartment buildings in the city centre.

### Rented Apartment Buildings

- Also known as Multi-Family Homes
- Typically Georgian style buildings
- Prime city centre locations
- Tenants: Professional singles and couples
- Mainly Studios and 1 bedroom units
- Each unit is rented fully furnished with its own modern kitchen and en suite
- Fully compliant with planning, building and fire regulations
- All buildings exceed the RTB guide to the minimum standards for rented properties as set out in Housing (Standards For Rented Houses) Regulations 2019
- Important asset to achieve the "15 minute city" urban design strategy for Dublin



ESG - 'the greenest building is the one that already exists' - American Institute of Architects

## Paying out 5.2% p.a. and growing

Over 27% ROI expected over the term

### Aim of the investment

- **Minimum 5% p.a** – Investors are assured a minimum 5% NET rental yield payable monthly for the term of the investment
- **Plus income growth** – Additionally, investors returns will be increased each year in line with the annual rental inflation achieved in the 'Series 2' portfolio

### Benefits of RentFlow

- Investors are paid monthly
- Suitable for cash, pension and corporates
- No bank finance so 100% of investor funds are secured with first legal charge held by an independent security trustee
- Fully managed, low risk passive income investment.

SERIES 2 CUMMULATIVE EARNINGS €5,900,000	LAUNCH				
	March 2023	March 2024	March 2025	March 2026	March 2027
RENTAL INCOME	480,960	971,539	1,471,930	1,982,329	2,502,935
INVESTOR EARNINGS	307,106	620,355	939,869	1,265,773	1,598,195
% EARNINGS	5.21%	10.51%	15.93%	21.45%	27.09%
BASED ON €100,000 INVESTMENT	5,205	10,514	15,930	21,454	27,088

- Series 2 is on target to generate €2.5mil in rental income over the next 5 years and because there is no bank mortgage, this means rent will be paid directly to the Series 2 investors on a monthly basis.
- Starting with a minimum 5% net rental yield + Income Growth – net yields will grow in line with rental inflation of the Series 2 portfolio. – Forecast to achieve over 27% over 5 years.
- No entry or exit fees - 60 monthly payments and full investment capital repaid on maturity

### Series 2 Fact Sheet – June 2023



**Colm Morgan**  
Chief Financial Officer, FCCA

#### SERIES NAME:

RentFlow 5 for 5 Series 2 – Dublin NCR Portfolio

#### MINIMUM INVESTMENT:

€100,000

#### INVESTMENT TERM:

60 monthly payments  
Full capital repaid on maturity

#### ISSUER:

Residential Property Secured Finance DAC (trading as RentFlow)

#### ASSETS:

Portfolio of 26 Rented apartments & 1 retail unit (Dublin city centre)

#### ASSET OWNER:

Capital City Investment Partners No.2 Limited (CCIP2)

#### CURRENT PAYOUT:

5.2% p.a. (assured downside minimum of 5%pa)

#### INCOME GROWTH POTENTIAL:

Strong potential for rental income growth will see investors returns increased each year in line with the annual rental inflation achieved in the 'Series 2' portfolio.

#### FORECAST:

27.1% returns over the term of the investment based on a 2% rental price increase per annum.



# Financial Forecast

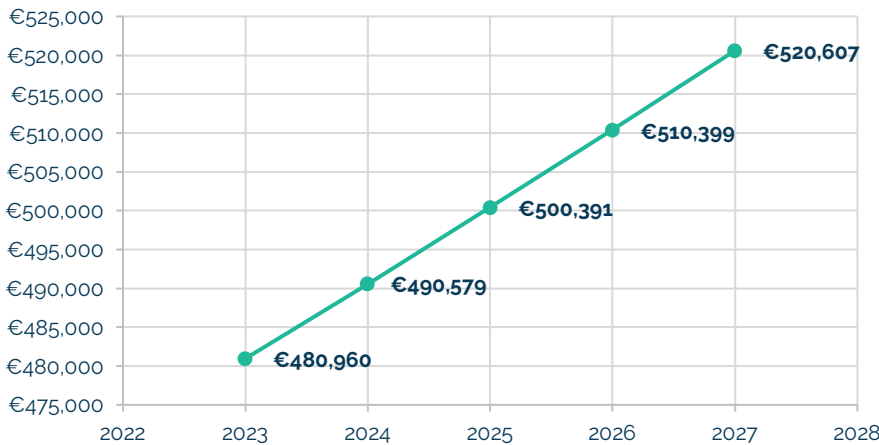
Investors earnings are growing each year in line with rental inflation achieved in the portfolio. Table below assumes minimum rental price inflation of 2% compounded per annum.

SERIES 2 PORTFOLIO VALUATION & DSCR	LAUNCH				
	March 2023	March 2024	March 2025	March 2026	March 2027
ANNUALISED RENT INVESTOR EARNINGS	480,960	490,579	500,391	510,399	520,607
Minimum Fixed 5%	295,000	295,000	295,000	295,000	295,000
	12,106	18,249	24,514	30,904	37,422
ANNUAL INVESTOR EARNINGS	307,106	313,249	319,514	325,904	332,422
% RETURN	5.21%	5.31%	5.42%	5.52%	5.63%
BASED ON €100,000 INVESTMENT	5.205	5.309	5.415	5.524	5.634
VALUATION YIELD	7%	7%	7%	7%	7%
PROPERTY VALUE	6,870,857	7,008,274	7,148,440	7,291,409	7,437,237
SERIES 2 - SECURED MORTGAGE NOTE	5,900,000	5,900,000	5,900,000	5,900,000	5,900,000
DSCR (Debt Service Coverage Ratio)	1.57	1.57	1.57	1.57	1.57
Capital Security	116%	119%	121%	124%	126%

- Starting with a minimum 5% Net yield payable monthly to investors
- All 26 units plus 1 retail unit have been fully let.
- Rent collected in JAN' 23 is €40,080, or €480,960 on an annualised basis.
- Average rental income €1,484/month or €742/month for dual occupancy – very sustainable.
- Potential for rental development – Average rent in north city in Dublin is €2,189/month.
- Huge shortage of rental properties – 345 homes listed for rent in Dublin market on Nov 1 '22.
- Positive cashflow in the portfolio since inception.

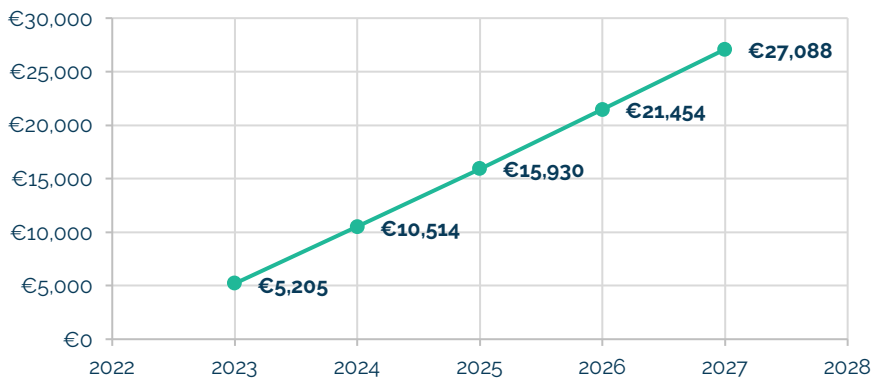
## Portfolio: 5 Years rental inflation plan

Table below assumes a minimum rental price development of 2% compounded per annum.



## Investors: 5 Years income accumulation plan

Based on €100,000 investment. Investors will receive their income payments every month for the term of the investment.



## PROPERTY ADDRESSES:

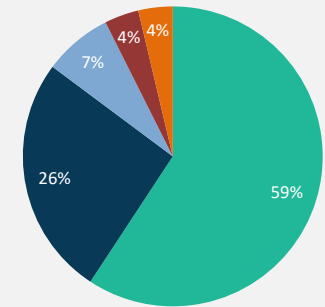
1 Hollybank Road, Dublin 9  
384 North Circular Rd, Dublin 7  
456 North Circular Rd, Dublin 1

## CURRENT RENTAL INCOME:

€480,960 per annum

## UNITS:

16 studios  
7 x 1 beds  
2 x 2 beds  
1 x 3 bed  
1 x retail



■ Studio ■ 1 Bed ■ 2 Bed ■ 3 bed ■ Retail

## PORTFOLIO DETAILS:

- An attractive portfolio of Dublin city centre apartments for long term rental
- All units come fully furnished with their own kitchen and en suite
- Portfolio consists mainly of studios and 1-bedroom apartments with a small number of 2- & 3-bedroom units
- Average rent per unit - €1,484 per month
- Average number of tenants per unit - 1.7, with an average rent per tenant - €765 per month
- Occupancy rate in previous 12 months – 99.5%
- All tenants are RTB registered.
- Tenants are professionally managed by PSRA regulated property managers

## BUILDING REGULATIONS:

All buildings are fully compliant with planning, building and fire regulations following all the capex works undertaken in 2022.

All our properties meet and often exceed the RTB guide to the minimum standards for rented properties as set out in Housing (Standards For Rented Houses) Regulations 2019.

# Finally, a simple and low-risk, property income investment for Irish pensions



## Investment Type



### RentFlow Secured Mortgage Loan Notes

RentFlow Investors benefit from:

- Full Security over the properties by way of a mortgage debenture granted to the Security Trustee.
- Knowing there is No bank finance involved, **investors are the only secured creditors.**
- City Trust, a fully independent Security Trustee, appointed to act on behalf of the investors.
- Properties already purchased, refurbished and income generating with 100% occupancy – the income has a 12 month track record.
- Top ten law firm, LK Shields have structured the transaction to ensure full security for the Investors over these properties.
- RentFlow investors are being paid monthly, so they know the offering works from day 1.

**LK SHIELDS**  
YOUR LEGAL COUNSEL

### Some professional property investors prefer Secured Mortgage Loan Notes compared to Funds & REIT's because:

- 1 Investors are paid monthly instead of annually
- 2 Investors receive immediate income and not annual profit dividends
- 3 If structured as a REIT investors are exposed to market sentiment
- 4 Investors want to be the only secured creditors and not exposed to any interest rate hikes or 3<sup>rd</sup> party banking covenants
- 5 Investors are paid before all running costs with Secured Mortgage Loan Notes compared to after all running costs and expenses in a Fund or REIT structure

### Capital Secured

- Professionally structured with the banking division of LK Shields solicitors.
- Downside protection - Senior Debt Investment – 1st Legal Charge - We have completely removed all Bank Finance from our investments.
- Independent Security Trustee – City Trust
- + 116% Securities – Triple layer securities: Property Assets, Ring-fenced PropCo shares, Rent a/c control
- Highest demanded asset class – fully bankable and compliant properties – Planning, Fire-Safety & Building regulations compliant.

### Income Assured

- No Vacancy, No unpaid rents, No bad debts.
- Rental income in the portfolio has at least a 12 month track record of consistent payments before RentFlow investors are invited to invest.
- Guaranteed rental demand in Dublin city centre.
- Rents are below Market rents with potential to increase.
- Cashflow positive properties with sustainable rents (avg: €1,435/month)
- Affordability of 5.2% payouts – DSCR of 156%

### Risk Mitigation

- Stabilised income - Portfolio is fully let with a track record of payments.
- No Development Risk - Asset stabilized – Title cleaned and building improvements have been carried out.
- We have completely removed all Bank Finance from our investments - No interest rate risk – Senior debt investors are paid first with a minimum contracted return.
- No energy inflation risk – 'Pre – pay Power' installed in all units.



## Series 2 – Key Information

<b>LOAN NOTE SERIES</b>	RentFlow 5 for 5 Series 2 Dublin NCR Portfolio	
<b>LOAN ISSUER</b>	Residential Property Secured Finance DAC (trading as RentFlow)	
<b>PURPOSE</b>	Funds to be used to refinance existing finance facilities	
<b>INVESTMENT STRATEGY</b>	Asset Management opportunities to increase rental income. Rents are below local market rents for North City Centre. Strategy is to grow rental income to market rates in line with RPZ rules.	
<b>ASSET QUALITY</b>	<p>Low risk, multi-family residential property with 27 units.</p> <p>Rental Income of c. €480,000 per annum.</p> <p>High yielding property, with steady cash-low and low impact of COVID-19.</p> <p>99% Occupancy during COVID-19 pandemic.</p>	<p>Fully tenanted with mix of single/couple occupancy studio and 1 beds.</p> <p>Located in high demand Dublin city locations beside large hospital and employers.</p> <p>Properties passed Due Diligence by existing finance lender on acquisition.</p>
<b>UNDERLYING ASSETS</b>	The three buildings at 384 NCR, 456 NCR and 1Hollybank Rd and Leases held by CCIP2.	
<b>INITIAL BORROWER</b>	Residential Property Secured Finance DAC (trading as RentFlow)	
<b>ASSET OWNER (PROPCO)</b>	CAPITAL CITY INVESTMENT PARTNERS NO.2 LIMITED (CCIP2)	

<b>ASSET VALUATION</b>	€6,870,000
<b>TOTAL LOAN NOTE</b>	€5,900,000
<b>CAPITAL SECURITY BUFFER</b>	116%
<b>CAPITAL SECURITY 1</b>	1st legal charge (mortgage) over the underlying assets, leases and shares of CCIP2.
<b>CAPITAL SECURITY 2</b>	Building Insurance Policy: Joint loss payee and interest noted in favor of Security Trustee (on behalf of the loan note holders)
<b>CAPITAL SECURITY 3</b>	Security of CCIP2's bank accounts as well as the restricted bank a/c of CCIP2 in the Loan Issuers Name

<b>TARGET RENT</b>	€480,000
<b>ANNUAL LOAN NOTE INTEREST</b>	€295,000
<b>DEBT SERVICE COVERAGE</b>	157%
<b>INTEREST TO RENT %</b>	63%
<b>SECURITY</b>	First ranking, preferential payee over the shareholders and any junior debt. Security over restricted bank account at the initial borrower and all assets and accounts of CCIP2

<b>INVESTMENT TERM</b>	5 Years
<b>ANNUAL MINIMUM INTEREST RATE</b>	5%
<b>RETURNS</b>	Fixed minimum interest paid to loan note holders monthly in arrears
<b>CURRENCY</b>	Euro
<b>MINIMUM INVESTMENT</b>	€100,000
<b>AVAILABILITY</b>	Private Professional Investors; Corporate; Family Trust; Pension/Post Pension/ARFs

<b>FUNDS FLOW</b>	<p>Loan note funds are sent to the restricted Irish bank account of the Loan issuer which is solely used for the Loan Note Series 2.</p> <p>This bank a/c is jointly controlled with the independent security trustee with the funds disbursed to agreed parties once the securities are in place.</p>
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<b>LAUNCH DATE</b>	3rd March 2023
<b>EXPECTED IRISH TAX TREATMENT</b>	Income tax, where applicable in Ireland
<b>EXPECTED INTERNATIONAL TAX TREATMENT</b>	Subject to individual tax residency and Double Taxation Agreements with Ireland
<b>EXIT OPTIONS</b>	1. New series issue, 2. Refinance of portfolio, 3. Sale of entire portfolio

RentFlow loan notes are secured, however in the event of default there is potential to lose all of your investment. The investment is therefore only suitable for experienced investors or investors separately advised with respect to their financial planning and risk appetite. This is not a regulated investment and not covered by any statutory compensation scheme. Returns are not guaranteed. RentFlow does not give investment advice. Residential Property Secured Finance DAC t/a RentFlow. Registered office: 1 Sussex St., Dun Laoghaire, Co. Dublin.

## RentFlow - The Monthly Rental Income Company

RentFlow was established to enable investors to earn monthly recurring rental income from a portfolio of city centre properties without any of the responsibilities of a landlord, including dealing with tenants, maintenance companies, or the Residential Tenancy Board (RTB).

- 1 Irish owned and managed property investment company
- 2 Over €10 million of pension and retirement savings invested in previous 12 months
- 3 We specialise in monthly rental income for pensions and retirement savings

- 4 We have completely removed all Bank Finance from our investments
- 5 Pensions & savings remain more liquid with monthly income payments from RentFlow
- 6 Experienced management team with independent security trustee putting investors first



Series 2 is on target to generate €2.5 million in rental income over the next five years. Because there is no bank mortgage to be paid, this means rent will be paid directly to the Series 2 investors on a monthly basis. Starting with a minimum five percent net rental yield and income growth, net yields to investors will grow in line with rental inflation of the Series 2 portfolio.

Investors returns are NET of RTB fees, maintenance, letting fees, property management fees and local property taxes. Our portfolios are extremely liquid, and as there are no banks involved, this liquidity is passed on to our investors every month. There are no fees or exit costs, and capital is repaid in full at the end of the investment term.

Last year, our Series 1 offering was fully subscribed, and investors have been receiving their monthly income each month. Our Series 2 investors have begun to enjoy the same benefits.

### RentFlow is a professionally managed monthly rental income investment

Invest from €100,000 - No stamp duty, broker fees or investment entry costs. 100% of investor funds are secured with first legal charge held by an independent security trustee.

Please contact your Financial Advisor, Accountant or RentFlow to request a **Full Information Pack** which includes detailed information about the Investment Structure, Asset Analysis, Keys Figures, Securities & Exit strategies.

**INDEPENDENT SECURITY TRUSTEE**  
City Trust Trustees (Ireland) Limited

**LEGAL ADVISOR**  
LK Shields Solicitors

**PROPERTY MANAGER**  
Martin Property Consultants

**ASSET MANAGER**  
Spire Capital Ltd.

**ACCOUNTANT**  
Garvey & Associates

**BUILDING INSURER**  
Campions Insurance

**BANKING**  
Allied Irish Bank



**LK SHIELDS**  
YOUR LEGAL COUNSEL



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**RENTFLOW**  
CAPITAL SECURED. INCOME ASSURED

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Guaranteed  
Irish  
**9**

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# Example: €100,000 investment – Tax-Free Monthly Income forecast

## RENTFLOW SERIES 2 - INCOME STATEMENT

RENTFLOW 5 FOR 5 - SERIES 2

last updated

23/06/2023

<b>Client Name</b>	Sample Client
Inv Type	PENSION
Cert No.	XXX
Pension type	PRSA
Trustee	Sample
Advisor name	Sample Financial
<b>Investment Amount</b>	<b>€100,000</b>
Date Received	1-Jul-23



		Monthly Interest	€433	5.20%
		Expected rental growth p.a.		2.00%
<b>YEAR 1 EARNINGS</b>				
Jul-23	Earned		€433	
	To Pay 15 Aug 23		€433	
	Withheld for Revenue		€0	
Aug-23	Earned		€433	
	To Pay 15 Sep 23		€433	
	Withheld for Revenue		€0	
Sep-23	Earned		€433	
	To Pay 17 Oct 23		€433	
	Withheld for Revenue		€0	
Oct-23	Earned		€433	
	To Pay 15 Nov 23		€433	
	Withheld for Revenue		€0	
Nov-23	Earned		€433	
	To Pay 15 Dec 23		€433	
	Withheld for Revenue		€0	
Dec-23	Earned		€433	
	To Pay 15 Jan 24		€433	
	Withheld for Revenue		€0	
Jan-24	Earned		€433	
	To Pay 15 Feb 24		€433	
	Withheld for Revenue		€0	
Feb-24	Earned		€433	
	To Pay 15 Mar 24		€433	
	Withheld for Revenue		€0	

ANNUAL INVESTMENT INCOME PROJECTION				
Year 1 Income	from 1st April	€3,467	rate	5.2%
Due		€3,467	(annualised)	
Withheld for Revenue		€0		
Year 2 Income		€5,304	projected rate yr 2	5.30%
Due		€5,304		
Withheld for Revenue		€0		
Year 3 Income		€5,410	projected rate yr 3	5.41%
Due		€5,410		
Withheld for Revenue		€0		
Year 4 Income		€5,518	projected rate yr 4	5.52%
Due		€5,518		
Withheld for Revenue		€0		
Year 5 Income		€5,629	projected rate yr 5	5.63%
Due		€5,629		
Withheld for Revenue		€0		

INVESTMENT SUMMARY		
YEAR 1 INCOME		€3,467
YEAR 2 INCOME		€5,304
YEAR 3 INCOME		€5,410
YEAR 4 INCOME		€5,518
YEAR 5 INCOME		€5,629
<b>Total Income Earned</b>		<b>€25,328</b>
WITHHELD FOR REVENUE (20%)		€0
<b>NET INCOME</b>		<b>€25,328</b>
INVESTMENT REPAYED - March 2028		<b>€100,000</b>



\* Assumes investment received 1st of the month