

# Long Income total return hits 3.3% in Q2, though performance gap over mainstream commercial market narrows

**COMMENTARY**

The CBRE Long Income Index reported a total return of 3.3% in Q2 2021. Over the same period, mainstream commercial property saw a total return of 3.2% according to the CBRE Monthly Index.

Though the gap narrowed, Q2 was the fourteenth consecutive quarter where total returns for Long Income outperformed the Mainstream market.

All investment structures saw total returns rise, but it was most noticeable in Sale & Leasebacks (4.1%), which has rebounded strongly after under-performing Income Strips and Ground Rents in the first half of 2020.

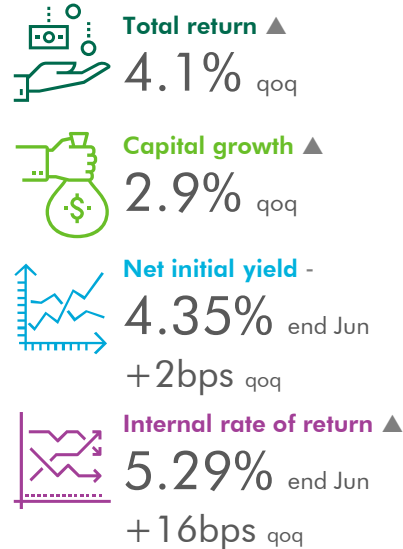
This outperformance was underpinned by strong capital growth (2.9%) as values for Sale & Leasebacks experienced record growth.

**ALL LONG INCOME PROPERTY, Q2 2021**

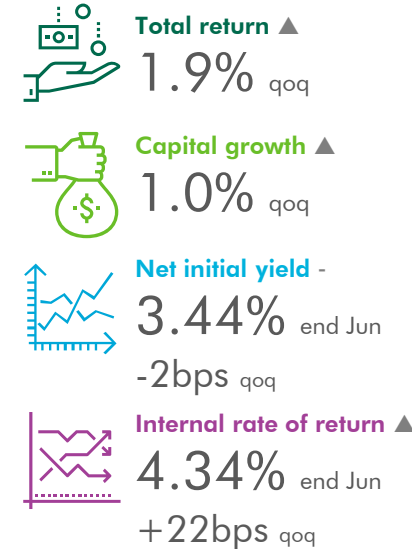


Source: CBRE Research, Q2 2021

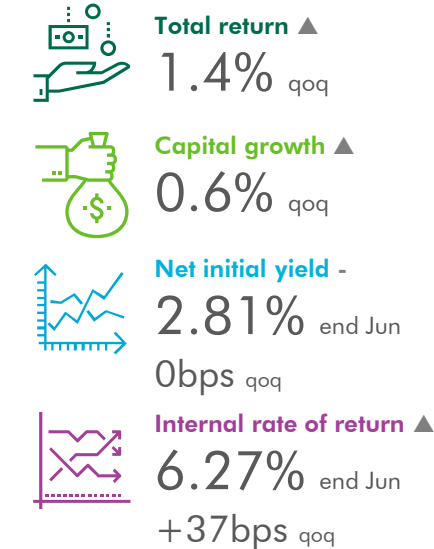
**SALE & LEASE BACK, Q2 2021**



**INCOME STRIP, Q2 2021**



**GROUND RENT, Q2 2021**



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**FURTHER RESOURCES**

The CBRE Long Income Index is the most comprehensive monitor of UK Long Income property performance.

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