

APPENDIX 6

Key Performance Indicators

KPI	Risk Category	Responsibility	Frequency	Purpose	Comments
Return on Investment (ROI)	Fund	Asset Management	Annual	To measure the gain or loss relative to the value of the original Investment.	$\frac{A - \text{Purchase}}{C} = \text{ROI}$ B = Rent
Portfolio Capital Return	Fund	Asset Management	Annual	To measure the long term capital performance of the fund.	A = Purchase price B = Current valuation B – A = Return
Gross / net Income yield	Fund	Asset Management	Annual	To ensure a sufficient income return after interest/ loan repayment.	$\frac{A - \text{Value}}{B} = \text{Yield}$ B = Rent
Sinking fund to expected costs ratio	Fund	Asset Management	Annual	To determine whether the sinking fund has the sufficient funds to cover expected future costs.	A = Sinking fund B = expected future costs A – B = fund cover
Sinking fund rent cover	Fund	Asset Management	Annual	To establish the amount of cover to rental shortfall provided by the sinking fund	Current cover = 11 months