**Data on the Risk and Benefit Adaptation Model for Participants in the REITs Project of Affordable Rental Housing**

**Authors: Mingyue Zhu&Yunhua Zhang**

**Faculty of Civil Engineering and Mechanics，Kunming University of Science and Technology,Kunming ,China.**

**Corresponding author:Yunhua Zhang**

**Contact Information:z18987352561@163.com**

**Kunming University of Science and Technology,Faculty of Civil Engineering and Mechanics**

**Kunming City, Yunnan Province**

**China**

**General Introduction**

**The data includes information on various parameters that affect the income of the REITs project of affordable rental housing, the risk income adaptation model based on the net present value model, and the sensitivity analysis of a Chinese case.**

**Format: \*xlsx.**

**Contact Information:z18987352561@163.com**

**Methodological information**

**The basic information of the project, including operating costs, rental rates, rental pricing, and total project investment, comes from the "Recruitment Manual for Huaxia Beijing Affordable Housing Center Leased Housing Closed Infrastructure Securities Investment Fund".**

**Simulation of future annual project data using Crystal Ball risk analysis software.**

**Oracle Crystal Ball Enterprise Performance Management Version 11.1.2.4.400 (32-bit)**

**Data specific information**

**Year(t);Rent price per square meter(P1,P2);Unit operating cost(C1);effort cost(C2);Rentable area(Q1,Q2);Expected occupancy rate(b1,b2);Target Net Income;Actual Net Revenue;Project excess returns minus costs;Minimum operating guarantee amount minus cost;Expected net cash flow;Annual present value;Discount coefficient; Expected net present value(NPVe);Actual project revenue minus operating costs(X);Annual present value of X;Accumulated present value of X;Excess return distribution rate;Government minimum operating guarantee funds(Ag);Difference between actual cumulative net present value and expected net present value(MinD);Cumulative actual net present value.**

**Unit of measurement: Yuan;square meter**

**Sharing and Access information**

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