



Short-Term Fixed Income Investment

Secured against London Property

Who we are

Solid returns up to

8%

SECURED AGAINST
**LONDON
REAL ESTATE**

Consulco Finance

Consulco Finance is a London based lender providing business purpose bridging finance loans to London based borrowers and business owners which are in turn provided as a short-term investment product to investors from all around the world.

Why Us

We opt to differ from others as we invest alongside the investors giving our clients the confidence that their wealth is well looked after and that we manage their wealth as we manage our own.

What we offer

A London property secured alternative investment that offers the opportunity to participate in the income from the Consulco loan book and gain high yield returns, with a short-term exit strategy as well as capital protection.

Consulco carries out the underwriting, due diligence and loan administration with highly experienced lawyers, bankers and external valuers, to minimize risk and assure achievement of our investment objectives.

At the end of the investment term, investors have the option to receive the funds or to re-invest them. Principle characteristics are shown in the table below:

| | |
|---|---|
| Range of Return | 6%-8% (p.a.) |
| Min investment amount | £100,000 |
| Range of Investment Term | 3-18 months |
| Security | First or second charge over residential and commercial property in UK |
| Loan-To-Valuation (LTV) Residential Property | Up to 70% (1st charge) Up to 60% (2nd charge) |
| Loan-To-Valuation (LTV) Commercial Property | Up to 60% (1st charge only) |

KEY HIGHLIGHTS

High Yields

A proven scheme of solid returns directly deposited into client's account upon redemption date.

Duration

Short-term investment horizon with option to redeem or reinvest on new loan portfolio.

Security

Investors are secured with London properties worth at least 150% of their investment amount.

Risk Mitigation

Our professional and highly experienced team provides substantial due diligence and underwriting in an effort to keep the level of investment risk low.

Sample Loan Book

| | Amount of Assignment, £ | Interest p.a | Loan Term | LTV | Current Property Value | Security | Property Type |
|--|-------------------------|--------------|-----------|--------|------------------------|------------------------|---------------|
|  | 507,500 | 6% | 11 months | 55% | 923,000 | 1 st charge | Residential |
|  | 159,000 | 7% | 6 months | 60% | 265,000 | 1 st charge | Residential |
|  | 212,000 | 8% | 3 months | 62.40% | 280,000 | 1 st charge | Residential |

Client Case Study

£125,000
investment amount

for **6 months**

RETURN

7,0% interest rate (p.a.)

£4,363 (for 6 months)

Key performance figures for Consulco’s Loan Book

Total lent to borrowers

Number of loans granted

Collection rate

Total value of properties funded



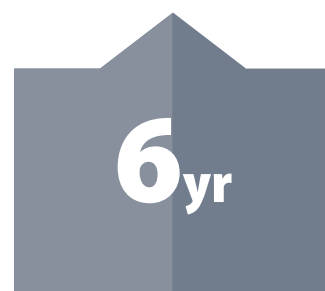
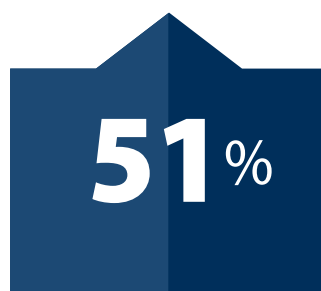
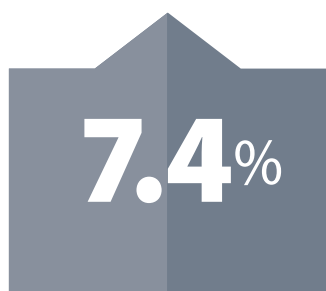
Investment statistics

Average size of active loans

Average return rate to investors

Average Loan-To-Value

Investment success of



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