

BESPOKE INVESTMENTS



CONSULCO  
CAPITAL

“Property is surely a right of mankind  
as real as liberty”

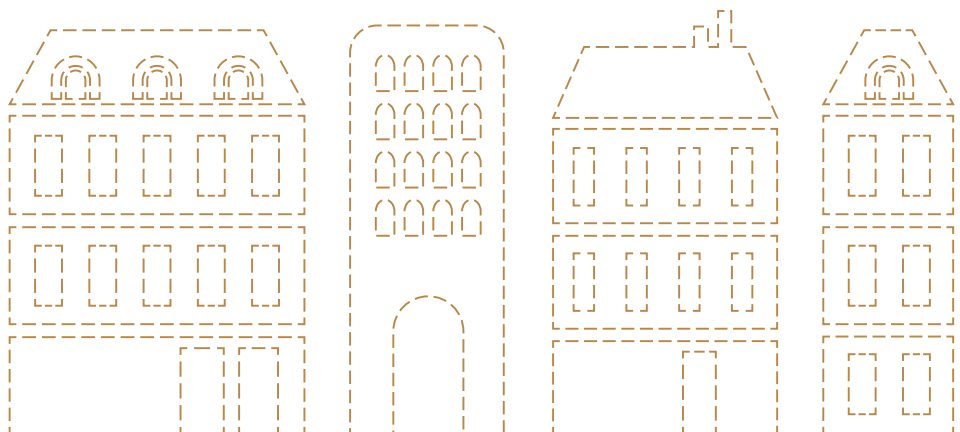
*John Adams, one of Founding Fathers of the USA,  
2nd President of the United States, co-author  
of the Declaration of Independence and the Massachusetts Constitution.*

## Ideology

A Consulco Capital client may invest in a property which will be exclusively owned by the client, without any co-investors.

The client retains full discretion as regards the choice of the property, the final approval of the purchase price, as well as the timing and pricing of the sale.

A bespoke investment is a straight forward investment purchase of a specific property exclusively for the benefit of the client, and subject to his complete discretion.



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## Legal Arrangement

The property may be purchased directly by a physical person, or by a legal entity. The owner of the property will be shown in the title deed for the property in all relevant governmental registers.

In case of a legal entity as owner, the entity may be structured as the client sees fit.

## Types of Property

Property may be commercial or residential, and located in London or its suburbs. Any specific requirements as to type, location, usage or tenants can be discussed in detail with a Consulco Capital adviser.

## Length of Investment Period

The length of the investment is not limited. The time to exit the investment is entirely up to client's discretion.



## Consulco Capital Role

An investment in real estate typically requires a significant amount of experience in the property market, as well as expert knowledge of legal, financial, tax and regulatory matters, and a substantial amount of dedication.

Working with property investments also requires significant amounts of time, to travel to the target market, review properties, and time to coordinate various advisers to orchestrate a smooth transaction in a correct, legal and secure manner.

Appreciating that we can add significant value from our expertise, and the fact that certain assignments are best outsourced for maximum efficiency, Consulco Capital offers to undertake all the work on behalf of the client.

### **When undertaking a bespoke investment assignment, Consulco Capital will undertake the following:**

- Tax structuring and tax optimization for property investments.
  - Sourcing, selecting and evaluating potential London property investments.
  - Full research and analysis of the financial potential of the property investment opportunity.
  - Review and preliminary approval by Consulco Capital directors.
  - Presentation of full detailed information of the property to the client, discussion and clarification of any necessary issues. Receipt of final approval from client.
  - Negotiating the terms of potential property acquisitions.
  - Attending to all due diligence work for property investment acquisitions including legal due diligence, independent valuation and structural survey.
  - Attendance to all legal, financial and regulatory matters to arrange and execute the purchase.
  - Active property management to add capital and rental value to the property investments where possible, including rent review negotiations, replacing tenants, building and renting extra floor space where applicable, renovations to add value etc.
  - Visits to the tenants and active relationship management.
  - Production of management reports.
  - Accounting, corporate and financial compliance.
  - Attending to the promotion and sale of the property: disinvestment and distribution of profits to the investor.
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## Fee Structure

The fee structure consists of 2 parts.

### Part I Administrative fee.

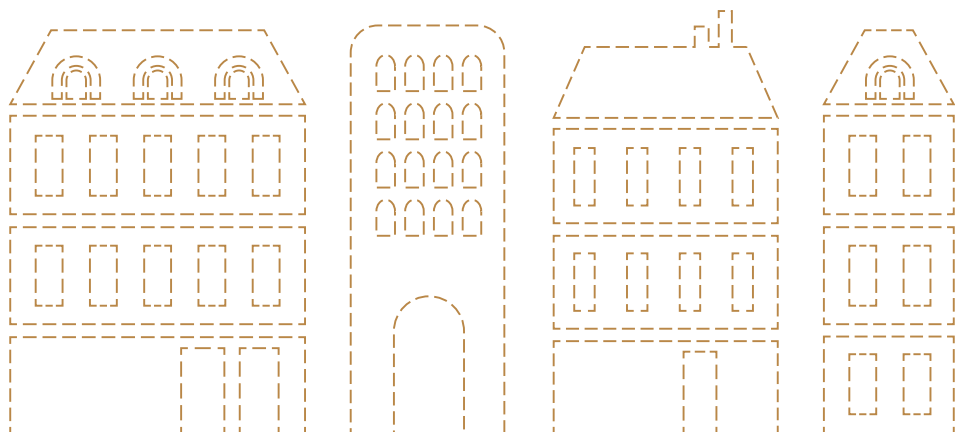
Consulco Capital charges a simple flat annual 1,5% on amount of the capital invested.

This fee is paid quarterly in arrears.

### Part II Success fee.

10% is charged on the net after tax profit arising from the rental income of the property. This is paid quarterly in arrears.

10% is charged on the net capital gain achieved from the disposal of the property. This is paid upon the completion of the sale, or upon the net capital gain based on a fair valuation of the property after 7 years, whichever is sooner.



## Disclaimer

The information in this brochure is provided for general information only, does not constitute a recommendation, offer or invitation to make investment, nor has it been prepared in connection with any such recommendation, offer or invitation, and is not directed to any person in any jurisdiction where the publication or availability of the information is prohibited. In preparing the information, we have not taken into account your objectives, financial situation or needs.

Before making an investment decision, you need to consider whether this information is appropriate to your objectives, financial situation and needs. The information contained herein has been obtained from sources that we believe to be reliable, but its accuracy and completeness are not guaranteed. Any examples shown are purely hypothetical and have been included for demonstrational purposes only.

The performance of, or any particular repayment of capital is not guaranteed. Returns linked to currencies may increase or decrease as a result of currency fluctuations. Tax treatments depend on the individual circumstances and may be subject to change in the future.

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