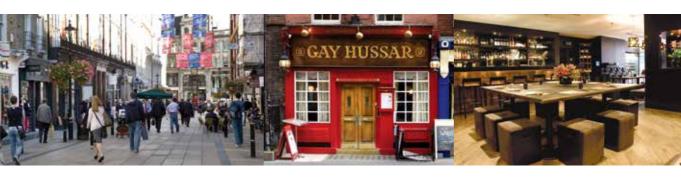


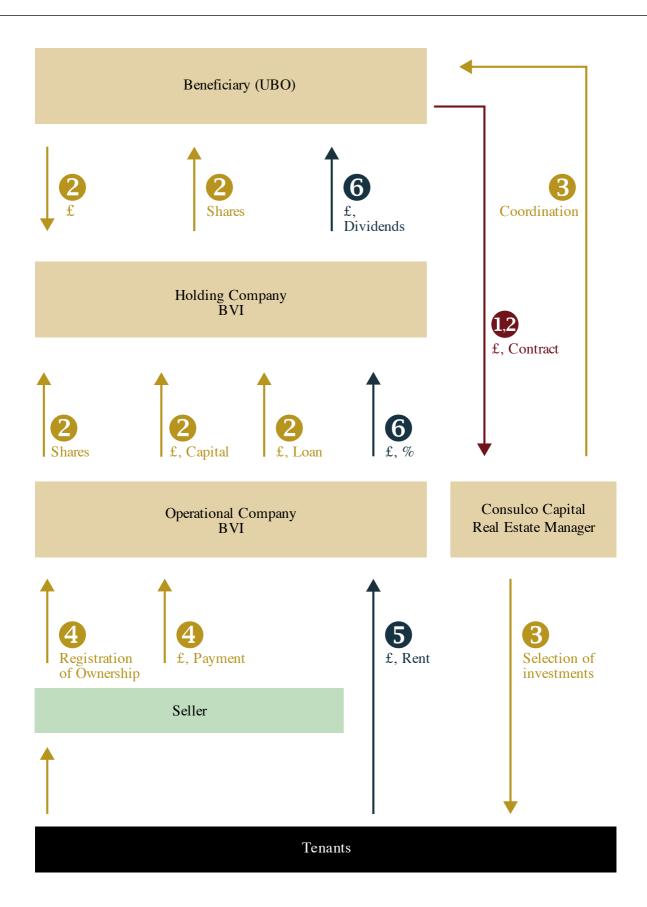


# BASIC PARAMETERS OF THE FUND

PERIOD SUBSCRIPTION	N/A	
TYPE OF FUND	London Commercial, Closed-ended.	
FUND STRUCTURE	The Fund can be structured as a British Virgin Islands limited company.	
TARGET RETURN, £	8-10% gross compounded per annum, (Net, after expenses, management fees and taxes), including an average 3.5% annual cash yield over the life of the Fund.	
MINIMUM FUND SIZE	Minimum £1,5 million	
COMMITMENT PERIOD	$\approx$ 6 months from Final Closing (this is the time frame that we commit to use all the amount to purchase the selected properties).	
FUND LIFE	Investor's decision.	
MANAGEMENT FEES		
▶ SETTING UP STRUCTURE (agree investment strategy, compliance, incorporation of legal entity, obtaining a UK VAT number)	2% of the total fund size.	
► ACQUISITION (selection and due diligence of property, negotiations, structuring, registration of ownership, start)	2% of the total fund size.	
▶ OPERATIONAL ACTIVITIES	10% of the gross annual rental income.	



# LEGAL STRUCTURE



# **INVESTMENT PROCESS**



### Setting up structure

The UBO and CCRE sign an Agreement and CCRE incorporates structure and obtains a UK VAT number for the investor's operating company.



The UBO contributes into share capital of holding company in exchange for shares. Pays deposit to CCRE according to contract. Holding company finances the operating company in the form of capital and intragroup loan.

### 6 Income

Operating company pays a %age on the loan to holding company. Holding company prepares consolidated accounts and CCRE distributes dividends for the benefit of the UBO.

## 3 Selection of investments

After the VAT number is obtained in 2-3 months, CCRE selects and ascertains properties on behalf of the UBO.

## 5 Operational activities

Tenant pays rent directly to the operating company of the owner.

## 4 Acquisition

CCRE coordinates all the steps of property acquisition with the seller and registers ownership on the operating company of the UBO.



# **OVERVIEW**

#### **STRATEGY**

Selective acquisition of commercial or residential investments in prominent locations across Prime and Central London, tailored to the requirements and needs of the client.

To minimize volatility and ensure optimal returns, all the investments will have the following characteristics:

- ▶ Prominent properties, located in strong trading pitches
- ▶ Locations with high demand
- Close proximity to transport hubs/ well developed infrastructure
- ▶ Area development prospects
- A strong tenant
- ▶ Long lease contract
- Income producing assets with potential for active management
- ▶ Diversification of risks

#### **OBJECTIVE**

- To insure a steady rental income
- To generate capital and income appreciation through the professional and active management of real estate investments

An example of bespoke investment. December, 2012

### **COVENT GARDEN, LONDON**





The commercial property is located in the heart of London and let to a famous British restaurant chain.

Annual Rental Income: £140.000

Initial Yield Per Annum: 4,71%

TAX ISSUES	SALE OF SHARES	REPORTING
Rental income is taxed in the UK at the basic rate of Income Tax at 20%.  There will be no withholding tax on the distribution of dividends or interest profits.	Investor's decision.	Annual unaudited consolidated interim financial statements of holding company will be presented to investors at the beginning of March.

### **Our offices**

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