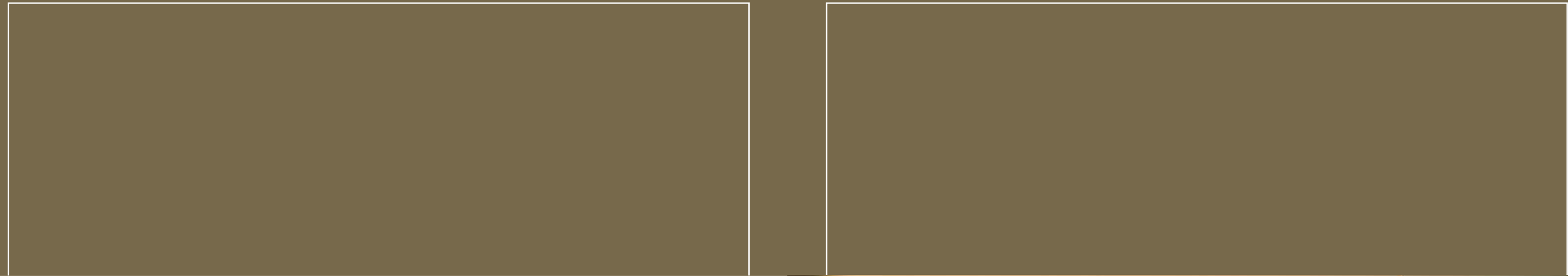


RESIDENTIAL						
	Molette	Noviane	Vansere	Noidalre	Mirae	Bespoke
	28	29	30	31	32	33
Exterior						
Interior						
Address	Malvern Court, Onslow Square	Cumberland Mansions, Nutford Place	231 Sussex Gardens	44 Pont Street	Cadogan Court, Draycott Avenue	52 Pont Street
Tenure	Lease 105 years	Lease 112 years	Share of freehold	Lease 90 years	Share of freehold	Lease 92 years
Fair Value, £	1,499,000 at 08/04/2011	2,500,000 at 31/03/2015	1,400,000 at 31/03/2015	2,500,000 at 31/03/2015	3,350,000 at 31/12/2015	3,350,000 at 01/06/2014
Area sq.m	135	130	90	100	110	179
Tenant		Let via Foxtons Estate Agents	Let via Foxtons Estate Agents			
Rent P.A, £	N/A - the property was sold	80,600	41,600			
Lease Start		01/07/2015	13/03/2015	N/A the property is under refurbishment	N/A the property is on the market for sale	N/A the property is under refurbishment
Lease Expiry		30/06/2017	12/03/2017			
Next Rent Review	Sold for £2,800,000 on 22/02/2013	2 Years Letting Agreement	2 Years Letting Agreement			



Our offices

NICOSIA, CYPRUS
73 Metochiou Street
Engomi 2407, Cyprus
T: + 357 22 361300
F: + 357 22 752597
info@consulco.com

LONDON, UNITED KINGDOM
T: +44 (0) 20 3214 9940
london@consulco.com

DUBAI, UAE
T: +971 4 33 99 530
dubai@consulco.com

www.consulcocapital.com

© Consulco Limited 2016. All rights reserved.
DISCLAIMER
This content is for general information only and does not represent legal or professional advice. Any liability for any loss resulting from activity on this basis of information is expressly disclaimed.

Investment Property Portfolio

Total Fair Value, £	82,421,000
Total Rent P.A, £	3,028,000
Running Yield	3.67%
Total Area, sq.m	7,170
Return on Equity, annualised (ROE), Hermes	29%
Return on Investment (ROI), Molette	44%



COMMERCIAL																												
Hermes											Apollon				Hera	Ares	Themis			Cratos		Bespoke			Sparta			
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27		
Exterior																												Exterior
Interior																												Interior
Address	58 - 59 Poland Street	86 Cannon Street	2 Greek Street	352/353 Strand	45 Great Queen Street	72 Wardour Street	74 Wardour Street	37 South Molton Street	1 Rushey Green	442 Kings Road	51 Bethnal Green Road	93 Praed Street	428 Strand	43 New Oxford Street	1 Hoxton Square	65a Long Acre	57 St John Street	105 Charterhouse Street	14 Western Gateway, Royal Victoria Docks	75a Turnmill Street	163 - 167 Bermondsey Street	72 Bermondsey Street	55 Farringdon Road	63 Long Acre	58 Queensway & 7 Inverness Place	126 Whitechapel High Street	50 The Broadway Ealing	Address
Tenure	Freehold	Freehold	Freehold	Freehold	Long Leasehold 999 year from 10/08/2000	Freehold	Freehold	Virtual Freehold 2000 year lease from 25/03/1922	Long Leasehold 999 years from 16/11/2011	Freehold	Freehold	Freehold	Freehold	Freehold	Long Leasehold 999 years from 2007	999 Year Leasehold	Freehold	Freehold	Long Leasehold 200 years from 09/04/1999	Long Leasehold 999 years from 01/07/1998	Long Leasehold 999 years from 01/01/2003	Long Leasehold 999 years from 25/03/2001	Freehold	Long Leasehold 999 years from 10/12/2012	Freehold	Long Leasehold 999 years from 13/05/2016	Freehold	Tenure
Fair Value, £	5,200,000 at 31/12/2015	3,050,000 at 31/12/2015	1,900,000 at 31/12/2015	4,300,000 at 31/12/2015	4,600,000 at 31/12/2015	1,335,000 at 31/12/2015	3,430,000 at 31/12/2015	7,100,000 at 31/12/2015	1,050,000 at 31/12/2015	1,500,000 at 31/12/2015	2,350,000 at 26/01/2016	1,385,000 at 11/09/2015	2,900,000 at 11/09/2015	3,430,000 at 11/09/2015	2,625,000 at 11/09/2015	2,600,000 at 14/03/2014	1,250,000 at 11/09/2015	1,700,000 at 11/09/2015	1,350,000 at 31/10/2014	1,450,000 at 31/10/2014	1,610,000 at 31/10/2014	915,500 at 21/12/2015	4,250,000 at 30/11/15	2,790,000 at 10/12/2012	2,350,000 at 13/06/2014	1,800,000 at 13/05/2016	1,100,000 11/04/2016	Fair Value, £
Area sq.m	323	213	234	280	326	264	222	164	359	163	304	133	269	355	317	200	363	372	399	170	223	59	418	182	192	173	121	Area sq.m
Tenant	The Social Eating House Restaurant	Leon Restaurant	The Gay Hussar Restaurant	Ladbrokes Betting and Gaming	Moti Mahal Indian Restaurant	Pickle and Toast Restaurant	Bunny Chow Restaurant	Orogold Cosmetics	Tesco Store	Nicolas Wine Merchants	Brewdog Retail Limited	Nano Tech Repair Center	Boots Opticians	AYI Limited Restaurant	Bill's Restaurant	Pho Restaurant	White Bear Pub		Life at Parliament Supermarket Airline Café	Assman Buromobel GMBH & Co	Bermondsey Street Coffee Andrew Brown Hairdressers Bermondsey167 Tabs Creative London Up	Vacant To be let	M&M Electrical Ltd Management & Construction Ltd Hunter Jameson LLP Penderome Communications LLP Anderson Green Ltd ABIT	Benugo	Mooboo In Style	Costa Limited	The Headmasters Partnership Limited	Tenant
Rent P.A, £	206,750	162,250	90,000	187,500	210,000	60,000	75,000	252,000 Commercial - 168,000 Residential - 84,000	52,000	75,000	109,000	67,420 Commercial - 24,000 Residential - 43,420	109,000	145,560 Commercial - 66,000 Residential - 79,560	125,000	110,000	60,000		104,640	76,000	90,000	N/A	166,263	140,000	104,500	81,500	50,300	Rent P.A, £
Lease Start	26/03/2010	25/03/2000	25/12/1996	07/02/2005	26/09/2000	25/04/2014	16/12/2013	26/07/2012	27/06/2011	28/11/2002	18/08/2005	10/05/2011	25/03/2011	27/05/1993	29/04/2013	28/03/2001	14/04/2007	N/A the property is under refurbishment	04/04/2012 15/07/2008 01/06/2012	19/03/2012	02/10/12 05/03/07 23/07/07 27/01/14 22/05/09	N/A	24/06/2013 28/08/2014 17/07/2015 24/06/2014 02/01/2014 11/10/2014	28/09/2012	01/02/2012 05/02/2014	13/12/2010	16/01/2014	Lease Start
Lease Expiry	26/03/2030	24/03/2025	24/12/2021	06/02/2020	25/09/2025	24/04/2029	15/12/2028	26/07/2022	26/06/2026	27/11/2022	17/08/2030	09/05/2021	23/03/2021	26/05/2028	29/04/2033	28/03/2026	13/04/2017		03/04/2022 14/04/2023 31/05/2027	18/03/2027	01/10/22 27/08/24 16/07/2020 23/06/2019 01/01/2019 10/10/2019	N/A	23/06/2017 27/08/2024 16/07/2020 25/06/2019 01/01/2019 10/10/2019	27/09/2022	31/01/2032 04/02/2024	12/12/2020	15/01/2024	Lease Expiry
Next Rent Review	26/03/2020	25/03/2020	25/03/2017	N/A	26/09/2020	25/04/2019	15/12/2018	25/07/2017	27/06/16 (in line with RPI)	28/11/2017	18/08/2020	10/05/2016	N/A	25/12/2018	29/04/2018	28/03/2016	N/A		14/07/2018 01/12/2017	19/03/2017	02/10/17 N/A N/A N/A Holding Over	N/A	N/A 28/08/2019 17/07/2018* 24/06/2016* 02/01/2017* N/A	28/09/2017	01/02/2017 05/02/2019	N/A	16/01/2019	Next Rent Review