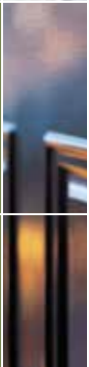
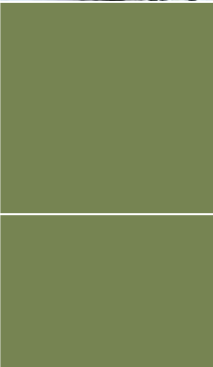


**RESIDENTIAL  
REAL ESTATE  
FUND**

**HESTIA**



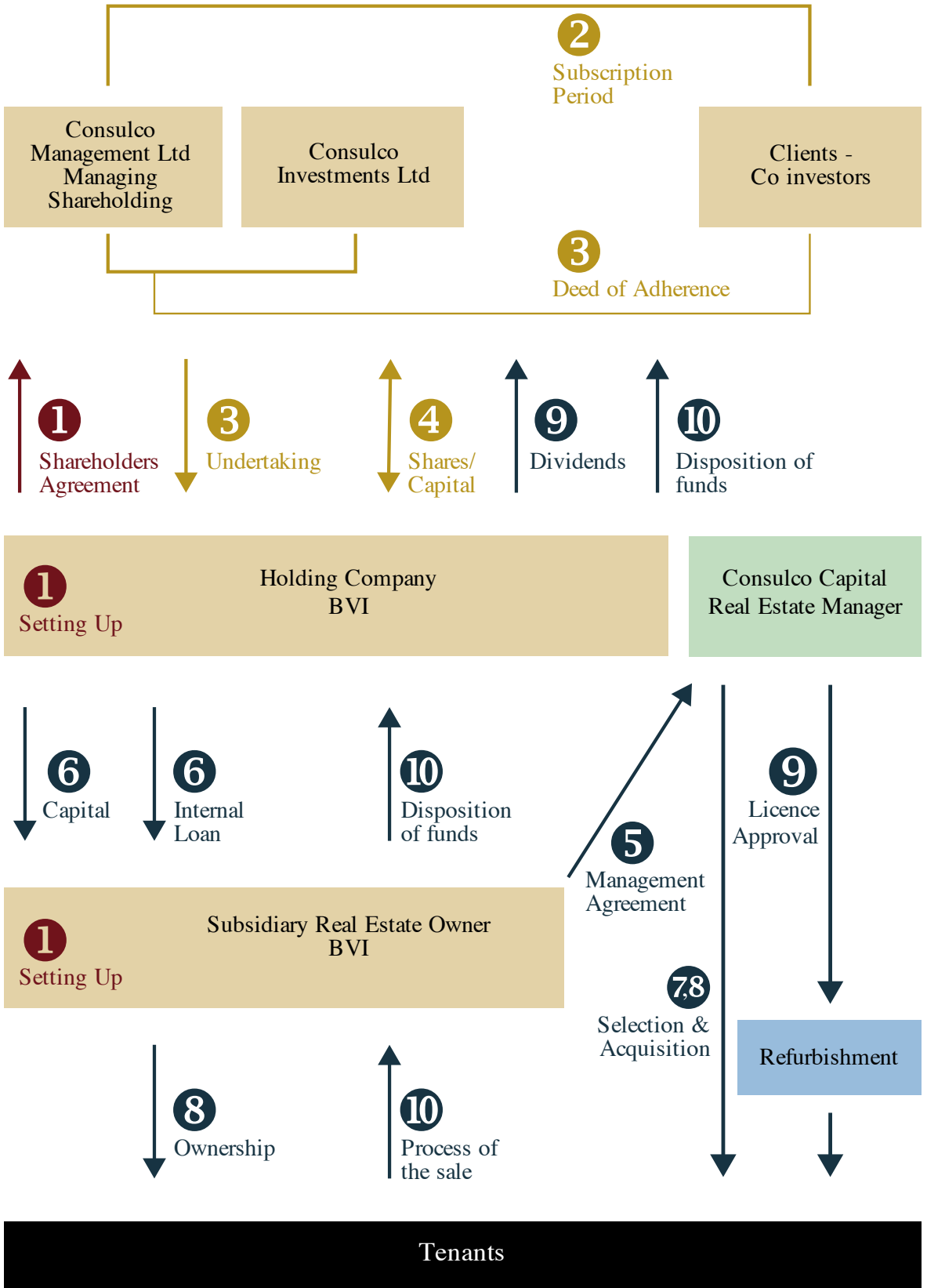
**CONSULCO**  
CAPITAL

# BASIC PARAMETERS OF THE FUND

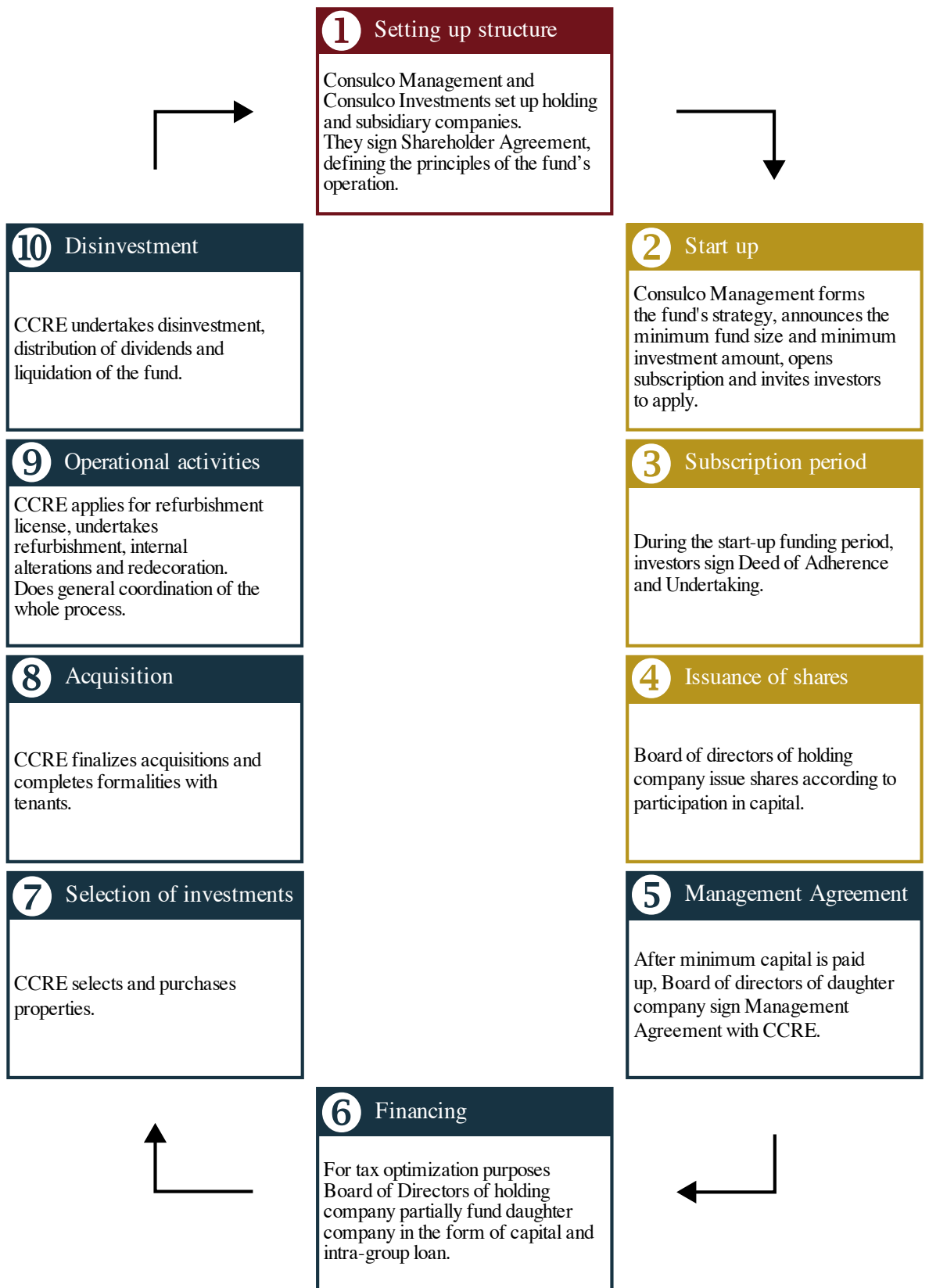
PERIOD SUBSCRIPTION	July - September 2014
TYPE OF FUND	London Residential Fund, Closed-ended.
FUND STRUCTURE	The Fund will be structured as a British Virgin Islands limited company.
TARGET RETURN, £	10%-15% gross compounded annual IRR, (Net, after expenses, management fees and taxes)
PROFIT DISTRIBUTION	Profit distribution upon the sale of properties at the end of the fund's life.
MINIMUM FUND SIZE	£3,5 million.
MINIMUM INVESTMENT AMOUNT	£500,000.
COMMITMENT PERIOD	3 months from Final Closing (this is the time frame that we commit to use all the amount to purchase the selected properties).
FUND LIFE	1,5 years from Closing, which may be extended by up to one year at the discretion of the Investment Advisor and extended by a further year subject to the approval of the Investors.
MANAGEMENT FEE	2% per annum.
PERFORMANCE FEE	20% of the total net profit (after tax). This is paid upon the completion of the property sale at the end of the fund's life.
DISINVESTMENT AND LIQUIDATION OF THE FUND	At the end of the fund's life Managing Shareholder instructs CCRE (Consulco Capital Real Estate) to sell the properties and to distribute profits to the investors according to amount invested after payment of all the related expenses and fund obligations.



# LEGAL STRUCTURE



# INVESTMENT PROCESS



# OVERVIEW

## STRATEGY

Selective acquisition of property with potential of active management to ensure maximum returns.

We invest only in the highly liquid Prime Central London areas where high demand and limited supply will achieve a better selling price after renovation.

Active management includes:

- ▶ Obtaining a license for property refurbishment
- ▶ Refurbishment and internal alterations
- ▶ Redecoration

## OBJECTIVE

- ▶ To finalize all the refurbishment works as soon as reasonably possible
- ▶ To sell with maximum returns

**Historical track record of our residential developments (based on sale price and sale offer)**

### 39 MALVERN COURT, ONSLOW

Before



After



**ROI (annualised): 21,2%**

**Term: 22 months**

### 41 CUMBERLAND MANSIONS, NUTFORD

Before



After



**ROI (annualised): 47,8%**

**Term: 13 months**

## TAX ISSUES

Net profit is taxed in the UK at the rate of 20%.

There will be no capital gains tax or withholding tax on the distribution of dividends or interest profits.

## SALE OF SHARES

Exit is possible at the sale of the property.

## REPORTING

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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