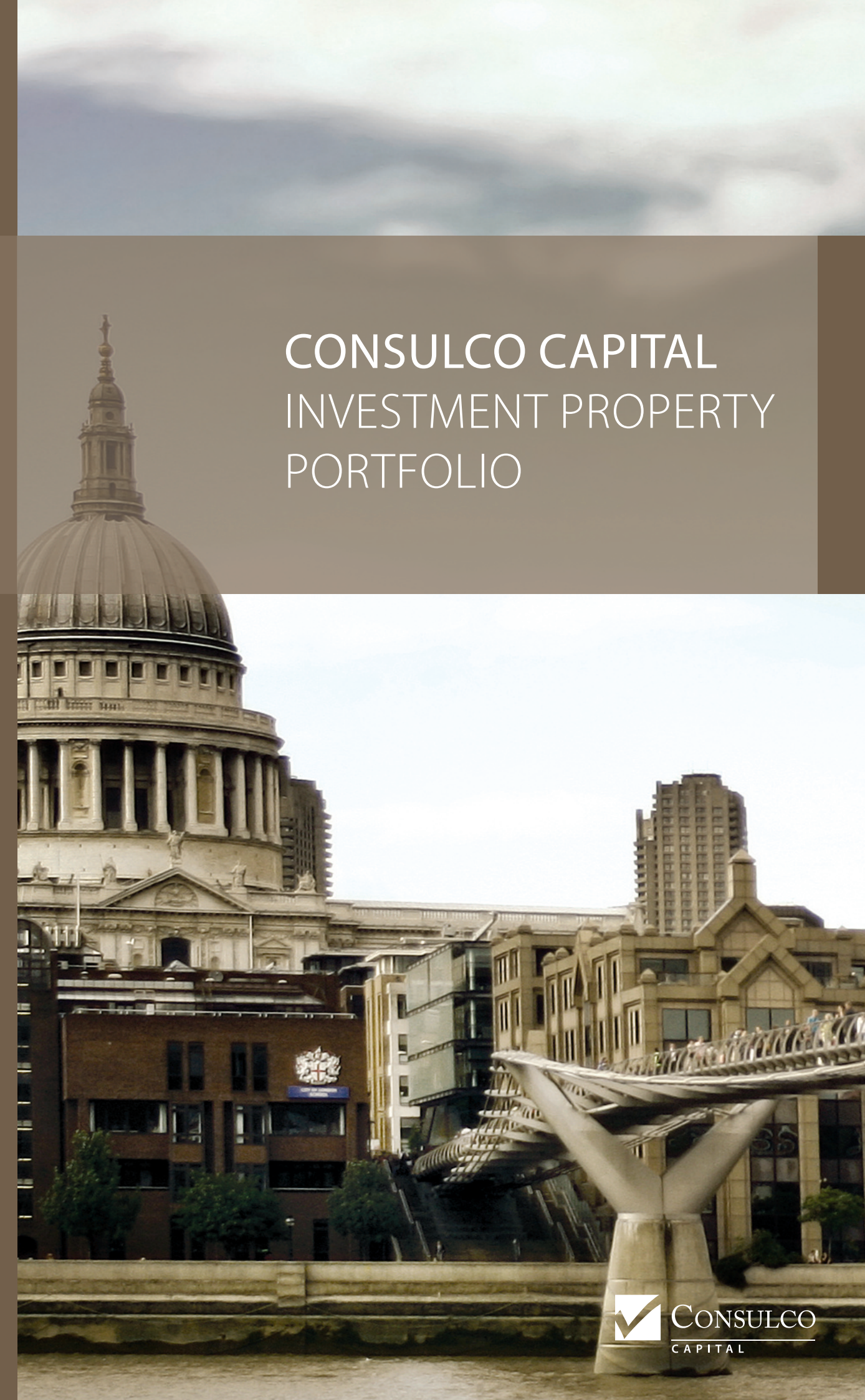


	RESIDENTIAL				
	Molette	Noviane	Vansere	Noidalre	Mirae
	20	21	22	23	24
Exterior					
Interior					
Address	39 Malvern Court, Onslow Square	41 Cumberland Mansions, Nutford Place	231 Sussex Gardens	44 Pont Street	5 Cadogan Court, Draycott Avenue
Tenure	Lease 105 years	Lease 160 years from 1967	Share of freehold	Lease 93 years from 2012	Share of freehold
Fair Value, £ at 31/12/2013	N/A - the property was sold	2,200,000	850,000	2,200,000	2,150,000
Area sq.m	135	130	90	100	110
Tenant	N/A - the property was sold	Let via Foxtons Estate Agents	Let via Foxtons Estate Agents	Let via Foxtons Estate Agents	Let via Foxtons Estate Agents
Rent P.A, £	N/A - the property was sold	90,960	41,600	39,000	40,300
Lease start	N/A - the property was sold	01/07/2013	N/A - the property is under refurbishment	17/02/2014	30/01/2014
Lease expiry	N/A - the property was sold	30/06/2015	N/A - the property is under refurbishment	16/02/2015	17/04/2014
Next Rent review	Sold for £2,800,000	2 Years Letting Agreement	N/A - the property is under refurbishment	1 Year Letting Agreement	78 days Letting Agreement

Total Fair Value, £ at 31/12/2013	48,005,000
Total Rent P.A, £	2,204,000
Net Initial Rental Yield	5%
Total Area, sq.m	5,200
Return on equity, annualised (ROC), Hermes	28.25%
Return on Investment (ROI), Molette	43.83%



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# CONSULCO CAPITAL INVESTMENT PROPERTY PORTFOLIO



	COMMERCIAL																		
	Hermes										Apollon				Hera	Ares		Themis	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
Exterior																			
Interior																			
Address	58 - 59 Poland Street	86 Cannon Street	2 Greek Street	352/353 The Strand	45 Great Queen Street	72 Wardour Street	74 Wardour Street	37 South Molton Street	1 Rushey Green	442 Kings Road	93 Praed Street	428 Strand	43 New Oxford Street	1 Hoxton Square	65a Long Acre	57 St John	105 Charterhouse Street	14 Western Gateway, Royal Victoria Docks	75a Turnmill Street
Tenure	Freehold	Freehold	Freehold	Long Leasehold 999 years from 07/09/2005	Long Leasehold 999 year from 10/08/2000	Freehold		Virtual Freehold 2000 year lease from 25/03/1922	Long Leasehold 999 years from 16/11/11	Freehold	Freehold	Freehold	Freehold	Long Leasehold 999 years from 2007	999 Year Leasehold	Freehold	Freehold	Long Leasehold 185 years	Long Leasehold 985 years
Fair Value, £ at 31/12/2013	3,250,000	2,650,000	1,625,000	3,400,000	3,300,000	3,800,000		5,700,000	940,000	1,250,000	1,015,000	2,650,000	2,400,000	2,050,000	2,445,000	755,000	970,000	1,155,000	1,250,000
Area sq.m	323	213	234	280	326	125		164	359	163	133	269	355	317	200	363	372	399	170
Tenant	The Social Eating House Restaurant	Leon Restaurant	The Gay Hussar Restaurant	Ladbrokes Betting and Gaming	Moti Mahal Indian Restaurant	Not confirmed	Bunny Chow Restaurant	Orogold Cosmetics	Tesco Store	Nicolas Wine Merchants	Nano Tech Repair Center	Boots Opticians	Amico Bio Restaurant	Bill's Restaurant	Le Deuxieme Restaurant	White Bear Pub	Smithfield Tavern Pub	Life at Parliament, Supermarket, Airline Café	Assman Buromobel GMBH & Co
Rent P.A, £	155,000	162,250	90,000	135,000	167,000	50,000 rising to 60,000 p.a.on 25/04/2015	75,000	235,600 Commercial - 168,000 Residential - 67,600	52,000	75,000	63,280	109,000	131,180	125,000	110,000	36,000	41,000	103,890	76,000
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	10/05/2011	25/03/2011	27/05/1993	29/04/ 2013	28/03/2001	14/04/2007	06/03/1992	04/04/2012 15/07/2008 01/06/2012	19/03/2012
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	09/05/2021	23/03/2021	Lease expires 26/05/2028	29/04/2033	28/03/2026	13/04/2017	05/03/2012	03/04/2022 14/04/2023 31/05/2027	18/03/2027
Next Rent review	26/03/2015 w/min increase to £165,000	25/03/2015 (5 yearly rent reviews)	25/03/2017	07/02/2015 (5 yearly upward reviews)	26/09/2015 (5 yearly upward reviews)	25/04/2019	15/12/2018	25/07/2017	27/06/2016 (5 early RR in line with RPI with a collar of 1% and a cap of 4%)	28/11/2017	Rent review in May 2014 guaranteed rise from £22,000 to £24,000, next review 10/05/2016	25/03/2016	25/12/2013 Rent review outstanding	29/04/2018	28/03/2016	Undergoing rent review	Undergoing rent review	/ 14/07/2018 01/12/2017	19/03/2017