



Sparta

Capital Holdings

Sparta Capital Holdings Limited

Strategy



The syndicate will invest primarily in London high street commercial/retail property assets and their ancillary residential and office parts.

The revenue streams for the syndicate will consist of operational income from rents as well as from fair value growth of the investments.

The key to the investment strategy is sourcing properties in locations where **one or more themes are present**, namely:

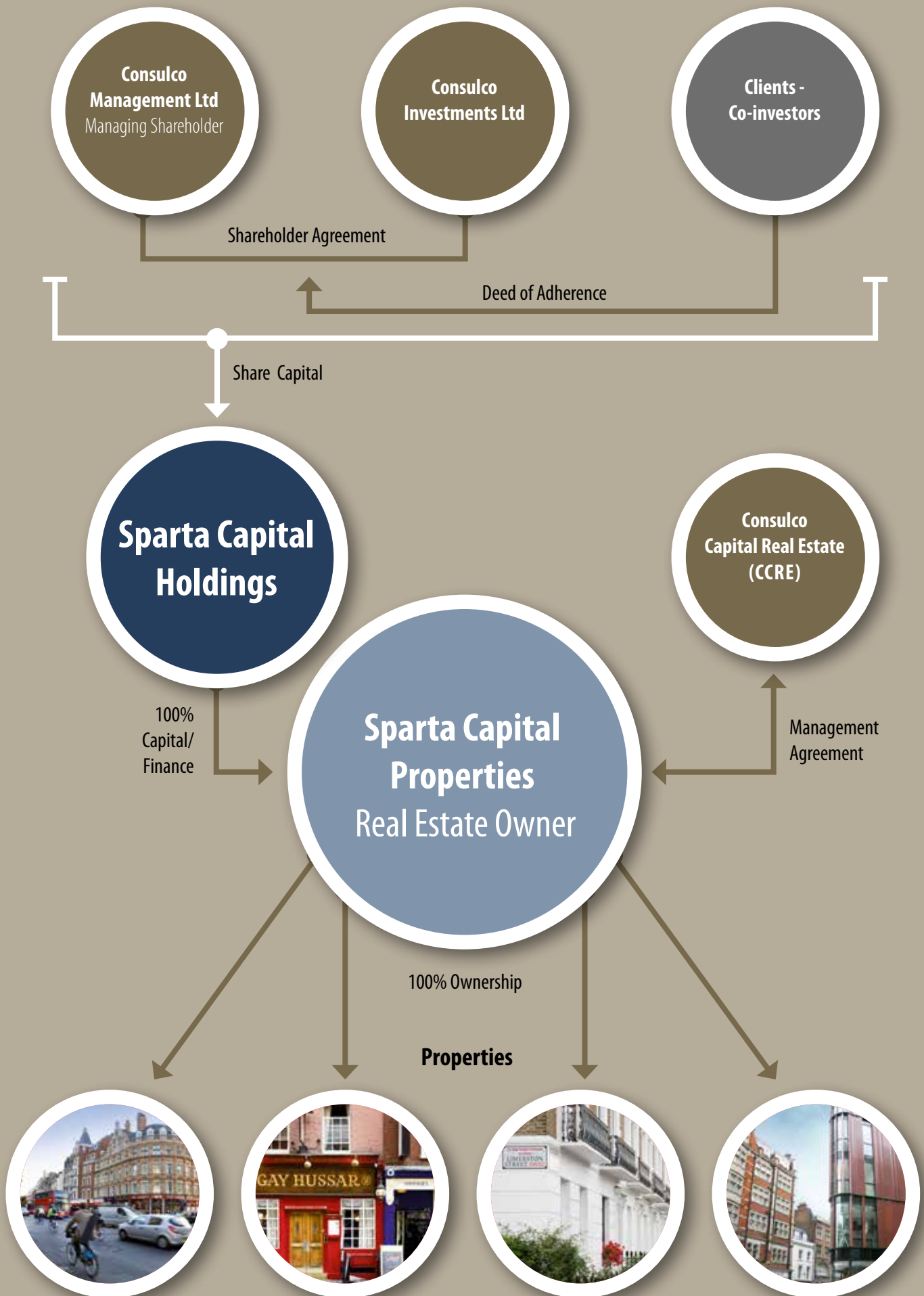
1. **Governmental infrastructure investment** such as transport hubs, resulting in public realm improvements, and uplift in the commercial stature and profile of the location.
2. **Large scale residential development** to accommodate demand due to population growth.
3. **Gentrification**, due to changing demographics and popularity of specific areas.

Ideally, we will seek out properties located in areas where all three of the above capital growth drivers are evident.

In such locations we will focus on properties meeting the following guidelines:

- Liquidity, attractiveness of property from commercial tenant point of view. Ensured rental income and sale possibilities.
- Attractive location in terms of commercial activity, high footfall, proximity to anchor properties, transport infrastructure, neighbours such as chains, franchises, brand names.
- Tenants with acceptable covenant quality.
- Development potential, i.e. conversion of ancillary office space into residential.
- Opportunities to maximise rental yield through rent review or lease renewal at favourable terms.







Travel time
40 mins

Heathrow

Canary
Wharf



First stations open



200 million

annual
passengers

Budget – £16 billion on
infrastructure and realm
improvement

Commercial office values **10%** uplift &
residential capital values **25%** uplift.

INFRASTRUCTURE -
CROSSRAIL

£5.5 billion in added value to
residential and commercial real estate



91%

of tenants in London
want to live within 1 km of a
transport
link



Crossrail will bring an
additional 1.5 million people
to within a 45 minute
commute of the centre of
London



Europe's largest
infrastructure project

RESIDENTIAL
DEVELOPMENT



Since 2011, prices for
new-build residential
schemes in Marylebone
/Fitzrovia have

risen by
83%



1,200 residential units
are under construction
or with full planning
permission in Farringdon.

Across London, the number of private unit starts in 2014
was **15%** higher than the previous record year in 2013

24,693 new homes
under construction.



GENTRIFICATION

London's population to grow by
10% by 2022



90 NEW restaurants
in newly
gentrified areas

**72 international
brand stores**

to be opened outside of
central London in 2016



360,000 higher education
students in London
in 2016

London residential values
under £1m
are forecast to grow by

46.4%

over the next five years

KINGS CROSS

development

87% rents increase in 5 years.

Parameters of the
Investment Syndicate

ROI
7-10%
p.a.*

*Target Return

Type of Syndicate	London commercial real estate, with ancillary residential and office parts, closed-ended
Structure	The syndicate will be structured as a British Virgin Islands limited company
Target Return	7-10% per annum, (net, after expenses, management fees and taxes) including an approximate 3.5% annual cash yield over the life of the investment
Equity Target	£15 million
Investment Amount	Minimum £250,000
Subscription Period	Expires 31/12/2016
Commitment Period	Until 30/6/2017. This is the time frame within which all raised funds will be used to purchase the selected properties
Syndicate Life	5 years from end of subscription period, which may be extended by two years at the discretion of the managing shareholder and extended by a further year subject to the approval of 75% of the investors
Entry Fee	Variable from 1% to 0.25% depending on the amount of investment, imposed on the total amount of the initial investment at the beginning of the investment period
Management Fee	1.5% per annum charged on the total asset value of the syndicate according to the most recent year end valuation report
Performance Fee	10% of the total net profit (after management fees and before tax). This is paid upon disinvestment at the end of the syndicate's life
Disinvestment and liquidation	At the end of the syndicate's life the managing shareholder instructs CCRE (Consulco Capital Real Estate) to disinvest the syndicate and to distribute all the proceeds to the investors after payment of all the related expenses

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