RESID	ENTIAL					
	Molette	Noviane	Vansere	Noidalre	Mirae	Bespoke
	30	31	32	33	34	35
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	80,600	41,600			
Lease Start	the property was sold	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 was sold
Lease Expiry		30/06/2017	12/03/2017			
Next Rent Review	Sold for £2,800,000 on 22/02/2013	2 Years Letting Agreement	12/03/2019			

Our offices

LONDON, UNITED KINGDOM Henry Wood House 2 Riding House Street London W1W 7FA

T: +44 (0) 203 214 9940 london@consulco.com www.consulcorealestate.com



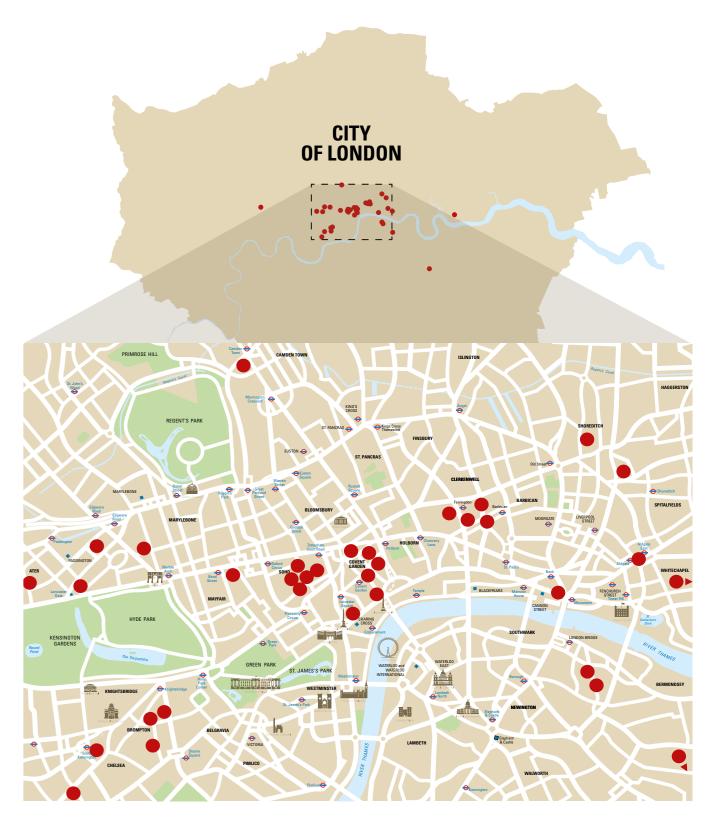
Investment Property

Portfolio

CONSULCO REAL ESTATE

Total Fair Value, £	90,385,500
Total Rent P.A, £	3,197,178
Running Yield	3.54%
Total Area, sq.m	7,923

Last updated: 13/03/2017



COMMERCIAL



	Hermes		-	-	_	-	_		-				Apollon				Hera	Ares		Themis			Cratos		Bespoke			Sparta		
		2	3	4	5	6	7	8	9	10	11	12	13		15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	
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Exterior			GAV HUSSAR			Palestine										LIL T					Testa Internet			anni-nat	1.75			HE-LO-WSTEP:	Coly Bento Ramen	Exterior
			In Il	1 44 2	Deffer				THE OPPOSIT	JV, II - R							en al a	THEFT				AL DEN				TRALA	COSTA COSTA	LABE		
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	all the second			TALA						82P			-	E I			200		A A	Duth	AD				STAR ST		- Ar			
		Contract.													1435					National State		i L'ELL			Carles D					
Address	58 - 59	86	2	352/353	45	72	74	37	1	442	51	23	93	428	43	1	65a	57	105	14 Western Gateway, Royal	75a	163 - 167	72	55	63	58 Queensway	126 Whitechapel	50 The Broadway	29/31 Parkway	Address
	Poland Street	Cannon Street	Greek Street	Strand	Great Queen Street	Wardour Street	Wardour Street	South Molton Street	Rushey Green	Kings Road	Bethnal Green Road	Meard Street	Praed Street	Strand	New Oxford Street	Hoxton Square	Long Acre	St John Street	Charterhouse Street	Victoria Docks	Turnmill Street	Bermondsey Street	Bermondsey Street	Farringdon Road	Long Acre	& 7 Inverness Place	High Street	Ealing	Camden	
Tenure	Freehold	Freehold	Freehold	Freehold	Long Leasehold 999 year from	Freehold	Freehold	Virtual Freehold 2000 year lease from	Long Leasehold 999 years from	Freehold	Freehold	Freehold	Freehold	Freehold	Freehold	Long Leasehold	999 Year	Freehold	Freehold	Long Leasehold 200 years from	Long Leasehold 999 years from	Long Leasehold 999 years from	Long Leasehold 999 years from	Freehold	Long Leasehold 999 years from	Freehold	Long Leasehold 999 years from	Freehold	Freehold	Tenure
					10/08/2000			25/03/1922	16/11/2011							999 years from 2007	Leasehold			09/04/1999	01/07/1998	01/01/2003	25/03/2001		10/12/2012		13/05/2016			
Fair Value	5.050.000	3.050.000	1.850.000	4.425.000	4.650.000	1,260.000	4.100.000	6.860.000	1.050.000	1.575.000	2.430.000	4.000.000	1.385.000	2.900.000	3.430.000	2.625.000	2.600.000	1,250.000	1,700,000	1.615.000	1.825.000	2.150.000	915,500	4.250.000	2,790,000	2,350,000	1.800.000	1,100,000	2.300.000	Fair Value
£	at 17/11/2016	at 17/11/2016	at 17/11/2016	at 17/11/2016	at 17/11/2016	at 17/11/2016	at 17/11/2016	at 17/11/2016	at 17/11/2016	at 17/11/2016	at 17/11/2016	at 10/01/2017	at 11/09/2015	at 11/09/2015	at 11/09/2015	at 11/09/2015	at 14/03/2014	at 11/09/2015	at 11/09/2015	at 20/10/2016	at 20/10/2016	at 20/10/201	at 21/12/2015	at 30/11/15	at 10/12/2012	at 13/06/2014	at 13/05/2016	at 11/04/2016	at 24/10/2016	£
Area sq.m	323	213	234	280	326	264	222	164	359	163	304	238	133	269	355	317	200	363	372	399	170	223	59	418	182	192	173	121	278	Area sq.m
																						Bermondsey Street Coffee		M&M Electrical Ltd				The Headmasters		
Tenant	The Social Eating House Restaurant	Leon Restaurant	The Gay Hussar Restaurant	Ladbrokes Betting and Gaming	Margot Restaurant	Pickle and Toast Restaurant	Bunny Chow Restaurant	Orogold Cosmetics	Tesco Store	Baretto Lounge Ltd	Brewdog Retail Limited	Vacant	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	Andrew Brown Hairdressers Bermondsey167	Chapter 72 Ltd	Management & Construction Ltd Hunter Jameson LLP Pendomer Communications LLP Anderson Green Ltd	Benugo	Mooboo In Style	Costa Limited	Partnership Limited Sheila Storer	Antarto (UK) Ltd	Tenant
	Restaurant	nestaurant	nestaurant			nestaurant	ncstaurant	concus					center		nestaurant		hestaurant			Airline Café	GMBH & Co	Tabs Creative London Up		LLP Anderson Green Ltd ABTT		in style		G Davies & A-J Pvgh		
Rent P.A	206 750	162 250	00.000	190.050	210.000	(0.000	133,500	246,000	50 160	75 000	100.000	N/A	52,860	100.000	146,860 Commercial 66,000	135.000	120.000	(0.000		104 640	76,000 commercial,	74.000	40.000	145 (00	140.000	106 500	91 500	50.200	00.000	Rent P.A
£	206,750	162,250	90,000	189,050	210,000	60,000	Residential 58,500	Residential 78,000	58,168	75,000	109,000	Vacant/ will be refurbished	Commercial 24,000 Residential 28,860	109,000	Residential 80,860	125,000	130,000	60,000		104,640	basement car space 2,100	74,900	40,000	145,600	140,000	106,500	81,500	50,300	90,000	£
												N/A							N/A	04/04/2012		02/10/2012		24/06/2013 28/08/2014				16/01/2014		
Lease Start	26/03/2010	25/03/2000	25/12/1996	07/02/2005	26/09/2000	25/03/2014	16/12/2013	26/07/2012	27/06/2011	15/11/2016	18/08/2005	Vacant/ will be refurbished	10/05/2011	25/03/2011	27/05/1993	29/04/ 2013	28/03/2001	14/04/2007	the property is under refurbishment	04/04/2012 15/07/2008 01/06/2012	19/03/2012	02/10/2012 05/03/2007 23/07/2007 25/03/2015 02/02/2015	04/01/2017	24/06/2013 28/08/2014 01/12/2016 01/12/2016 02/01/2014 11/10/2014	28/09/2012	01/02/2012 05/02/2014	13/12/2010	16/01/2014 24/01/2014 24/01/2014	25/03/2003	Lease Start
																			returbishment											
Lease Expiry	26/03/2030	24/03/2025	24/12/2021	06/02/2020	25/09/2025	24/03/2029	15/12/2028	26/07/2022	26/06/2026	14/11/2031	17/08/2030	N/A Vacant/ will be refurbished	09/05/2021	23/03/2021	26/05/2028	29/04/2033	28/03/2026	31/01/2018		03/04/2022 14/04/2023 31/05/2027	18/03/2027	01/10/2027 04/03/2017 22/07/2017 22/07/2017 22/07/2017	04/01/2027	20/06/2018 27/08/2024 30/11/2021 30/11/2021 01/01/2019	27/09/2022	31/01/2032 04/02/2024	12/12/2020	15/01/2024 23/01/2039 23/01/2039	24/03/2023	Lease Expiry
Expiry												will be refurbished								31/05/2027				10/10/2019				23/01/2039		
Next Rent Review	26/03/2020	25/03/2020	25/03/2017	N/A	26/09/2020	25/03/2019	15/12/2018	25/07/2017	27/06/2021	15/11/2021	18/08/2020	N/A Vacant/ will be refurbished	N/A	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	04/01/2022	N/A 28/08/2019 17/07/2018 N/A	28/09/2017	01/02/2017 05/02/2019	N/A	16/01/2019 24/01/2039 24/01/2039	25/03/2018	Next Rent Review
Review	20/03/2020	23/03/2020	23/03/2017	N/ A	20/07/2020	23/03/2017	13/12/2010	23/07/2017	27/00/2021	13/11/2021	10/00/2020	will be refurbished	11/1	N/A	23/12/2010	27/04/2010	20/03/2010	N/A		01/12/2017	17/03/2017	N/A N/A Holding Over	0 1 /01/2022	N/A N/A N/A	20/07/2017	05/02/2019	IV/A	24/01/2039	25/05/2010	Review

1	12	Apollon 13	14	15	16	Hera 17	Ares	19	Themis 20	21	22	Cratos 23	24	Bespoke	26	27	Sparta 28	29	
																		Errore Ramen	Exterior
																			Interior
l een Road	23 Meard Street	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	29/31 Parkway Camden	Address
nold	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	Freehold	Tenure
,000 1/2016	4,000,000 at 10/01/2017	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	1,615,000 at 20/10/2016	1,825,000 at 20/10/2016	2,150,000 at 20/10/201	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 at 11/04/2016	2,300,000 at 24/10/2016	Fair Value £
4	238	133	269	355	317	200	363	372	399	170	223	59	418	182	192	173	121	278	Area sq.m
dog imited	Vacant	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	Chapter 72 Ltd	M&M Electrical Ltd Management & Construction Ltd Hunter Jameson LLP Pendomer Communications LLP Anderson Green Ltd ABTT	Benugo	Mooboo In Style	Costa Limited	The Headmasters Partnership Limited Sheila Storer G Davies & A-J Pvgh	Antarto (UK) Ltd	Tenant
000	N/A Vacant/ will be refurbished	52,860 Commercial 24,000 Residential 28,860	109,000	146,860 Commercial 66,000 Residential 80,860	125,000	130,000	60,000		104,640	76,000 commercial, basement car space 2,100	74,900	40,000	145,600	140,000	106,500	81,500	50,300	90,000	Rent P.A £
/2005	N/A Vacant/ will be refurbished	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	02/10/2012 05/03/2007 23/07/2007 25/03/2015 02/02/2015	04/01/2017	24/06/2013 28/08/2014 01/12/2016 01/12/2016 02/01/2014 11/10/2014	28/09/2012	01/02/2012 05/02/2014	13/12/2010	16/01/2014 24/01/2014 24/01/2014	25/03/2003	Lease Start
/2030	N/A Vacant/ will be refurbished	09/05/2021	23/03/2021	26/05/2028	29/04/2033	28/03/2026	31/01/2018		03/04/2022 14/04/2023 31/05/2027	18/03/2027	01/10/2027 04/03/2017 22/07/2017 22/07/2017 22/07/2017	04/01/2027	20/06/2018 27/08/2024 30/11/2021 30/11/2021 01/01/2019 10/10/2019	27/09/2022	31/01/2032 04/02/2024	12/12/2020	15/01/2024 23/01/2039 23/01/2039	24/03/2023	Lease Expiry
/2020	N/A Vacant/ will be refurbished	N/A	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	04/01/2022	N/A 28/08/2019 17/07/2018 N/A N/A N/A	28/09/2017	01/02/2017 05/02/2019	N/A	16/01/2019 24/01/2039 24/01/2039	25/03/2018	Next Rent Review