



### Geared Partnership



Pride Park, Derby

Let to Edwards Geldard LLP from 3<sup>rd</sup> July 2003 until 2<sup>nd</sup> July 2023  
37% loan to value which has been fully repaid in first 7 years (ahead of forecast due to low base rate).  
Year 7 forecast income return **10.5%**

### Investment Rationale:

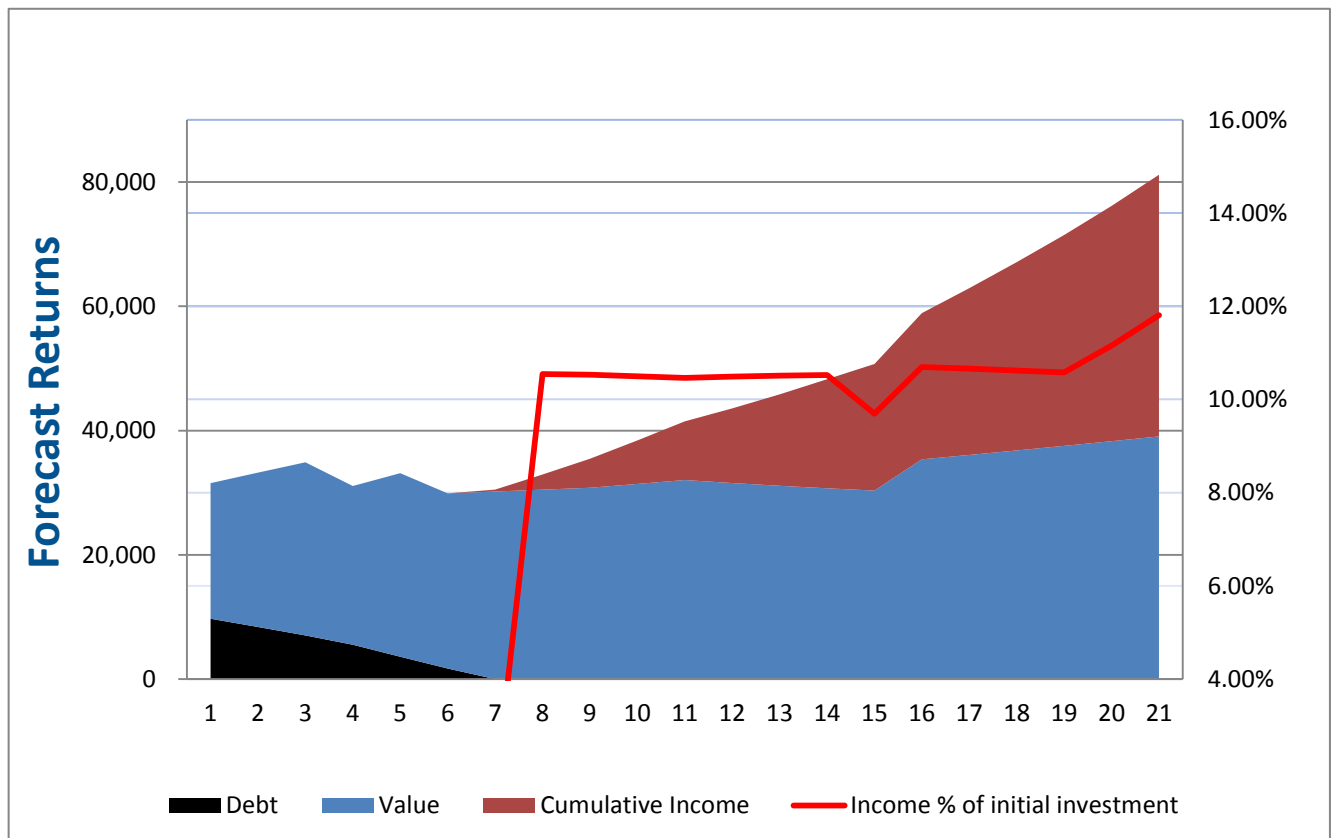
**Opportunity:** This property was acquired in 2003.

**Location:** The premier office location in Derby.

**Price:** In 2003 the price reflected good value in a market short of opportunities with this income profile.

**Rent:** New lease for 20 years with a fixed rental uplift at first rent review.

**Tenant:** Edwards Geldard LLP are a substantial regional legal practice.



This is not a financial promotion but an example of forecast returns for £20,000 invested. The forecast assumes that all income is reinvested at 5% pa within a tax efficient environment eg SSAS or SIPP. All the numbers reported are now out of date. No investment decision can be made on the basis of this document.