



Geared Partnership



Royal Mail, Orchard Business Park , Coventry

Let to Royal Mail Group Limited from 8th November 2010 until 7th February 2035
48% loan to value
Loan to be repaid in 10 years with interest cap protection
Year 11 forecast income return **11.14%**

Investment Rationale:

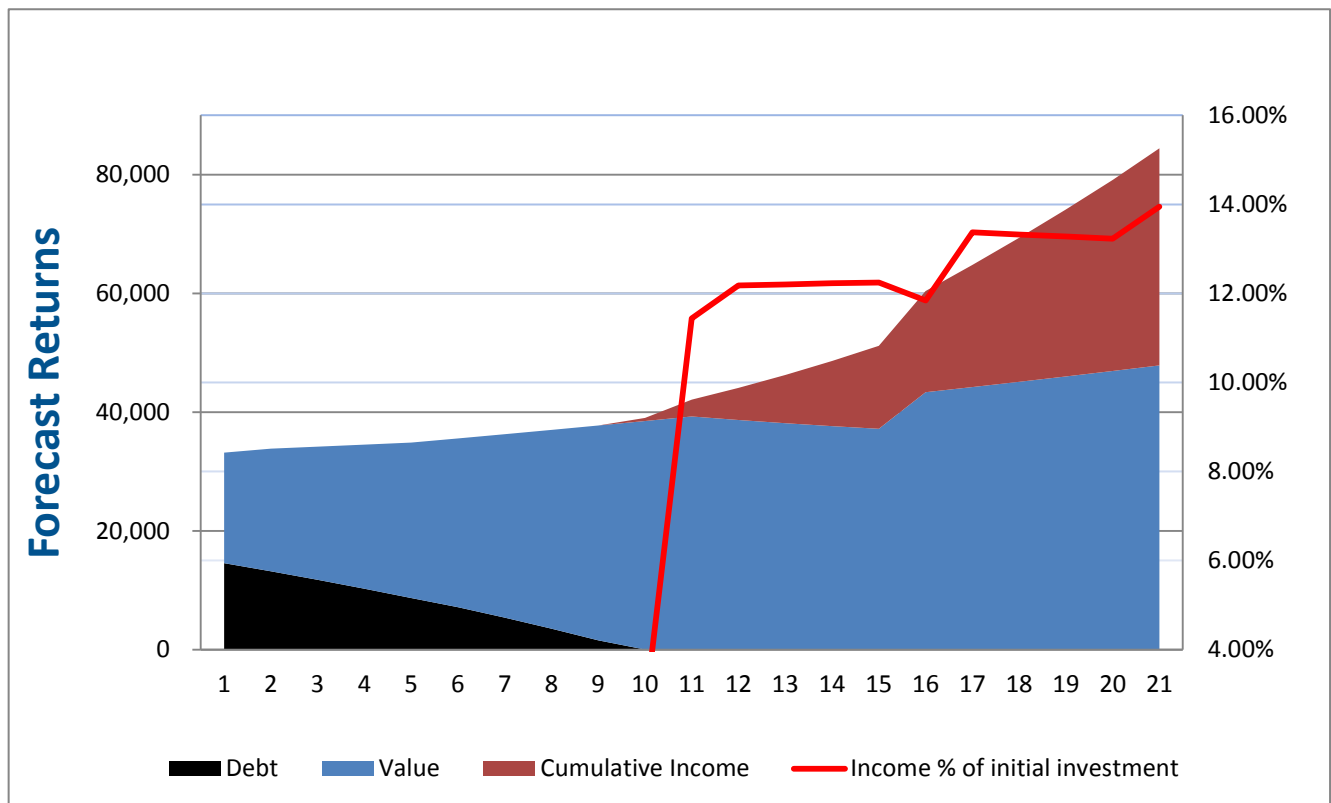
Opportunity: This was an off-market opportunity secured with the developer of this brand new unit in 2009.

Location: Excellent motorway and city centre communications and close to Coventry airport..

Price: Discount on market price in return for an early commitment to the property which allowed the developer to build.

Rent: New lease for 25 years at a market rent.

Tenant: Royal Mail has government backing and even if sold, a future with a substantial new owner.



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 All the numbers reported are now out of date.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.