



Income Partnership



109 Commercial Road, Portsmouth

Let to DSG Retail Group t/a Currys Digital from 29th September 2009 to 28th September 2014
Forecast initial income return **5.95%**

Investment Rationale:

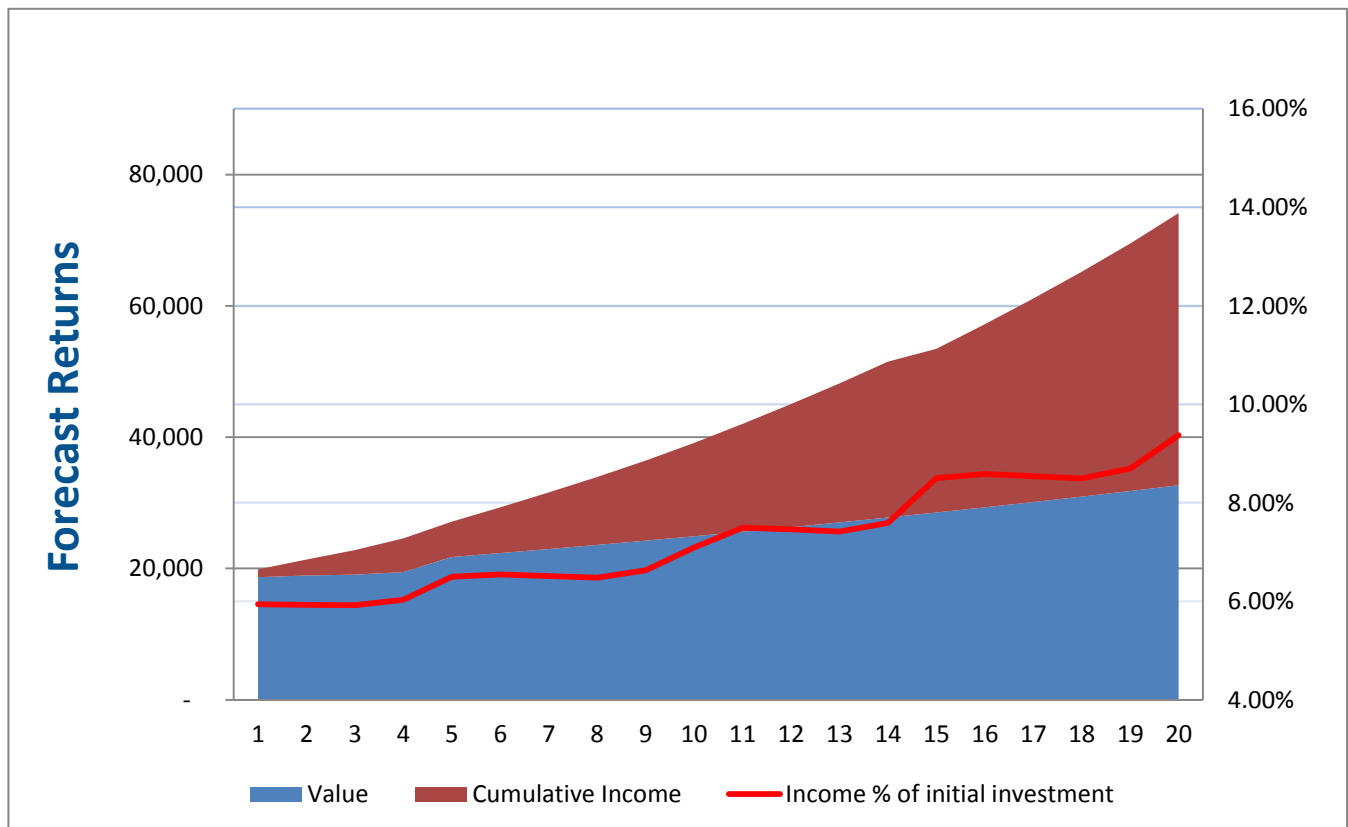
Opportunity: This was an off-market opportunity to agree a quick deal prior to the property going to the market.

Location: Prime city centre retail pitch

Price: The agreed price showed an above average income return and gave the opportunity for long term capital growth.

Rent: The lease was renewed in 2009 at a rent which looked low in context of recent history and projected rental levels in the city, giving the opportunity for rental growth.

Tenant: had been in occupation for 32 years and had recently rebranded the store, showing commitment to the location. DSG Retail Ltd is a financially strong business, giving excellent income security.



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 All the numbers reported are now out of date.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.