

INVESTMENT FUND

BUSINESS CASE FOR INVESTMENT

1. INVESTMENT NAME AND ADDRESS

2. STRATEGY OBJECTIVE

3. COMPLIANCE WITH STRATEGY OBJECTIVE – NON-FINANCIAL

- Sector and target assets
- Location
- Building specification
- Management and maintenance obligations
- Lease arrangements
- Quality of tenants

4. COMPLIANCE WITH STRATEGY OBJECTIVE – FINANCIAL (Completion of Appendix with commentary as below)

- Purchase price
- Estimated exit value
- Building survey results
- Rental income
- Outgoings
- Estimated voids
- Cashflow
- Costs including stamp duty, legal fees, survey fees, letting costs
- Management and maintenance obligations
- IRR Calculation

5. LEGAL ISSUES (to include)

- Review of title and ownership

- Liabilities and restrictions

6. RISK ASSESSMENT

- Economic and Property Market

- Asset-specific –eg location, building quality, length of lease, financial strength of tenant, rent payable

- Environmental and regulatory

- Reputational

7. RECOMMENDATION

8. REVIEW

- Chief Finance officer

- Monitoring officer

- Investment Fund Manager