



A Golden Opportunity to Invest in the Fast Rising UK Secondary Commercial Property Market

Greenstone currently has an exceptional investment opportunity available for investors seeking to be exposed to and benefit from the rapidly developing secondary commercial property market in the UK. Currently areas outside of London and South Eastern England, the traditional prime property investment areas, are showing better performance and appear to have better future prospects from a commercial property investment point of view than the prime areas.

The investment opportunity comprises a portfolio of **five properties** spread across Great Britain (Cumbria, East Midlands, West Midlands and Wales). Four of the properties have already been acquired from the relevant [LPA receivers](#) and the fifth has been secured – all at **substantially less than their actual value**.

- The **Stoke-on-Trent** (West Midlands) property was purchased in 2004 for 2.5 million pounds and is currently available for 945 thousand pounds.
- The **Barrow-in-Furness** (Cumbria) property was purchased in 2005 for 3.4 million pounds and is currently available for 1.3 million pounds.
- The **Workington** (Cumbria) property was purchased in 2005 for 2.8 million pounds and is currently available for 1.2 million pounds.
- The **Swansea** (Wales) property had an estimated value in 2007 (pre-crisis) of 2.3 million pounds and is currently available for 1.7 million pounds.
- The **Leicester** (East Midlands) property was purchased in 2008 for 3 million pounds and is currently available for 1.4 million pounds.

Altogether the basket of 5 properties had a combined value of slightly below 14 million pounds prior to the start of the financial crisis. With these properties currently available for a combined total of 6.6 million pounds there is no question that this is an **exceptionally good investment opportunity**. There will be significant upside as the UK commercial property market recovers with prices likely to rise to and then move beyond 2007 levels within the next few years.

In addition to the potential upside from an increase in the value of these properties they also all offer stable tenancy and attractive rental yields. The overall risk profile of this portfolio is very low as **70% of the rental income is paid by tenants with a 5A1 rating and who have unexpired leases with between 5 and 20 years still to run**.



Statistical Information (across entire portfolio)

Initial gross yield	9%
Interest rate on bank loan	4.5% (fixed for 5 years)
Period to fully pay off loans	6 years

Recent statistics and the opinions of industry experts reported widely in the British press over the last few months are clearly indicating a UK property sector in the early stages of recovery. Once the recovery gains momentum it will become harder and harder to find exceptional investment opportunities like this one.

Subscribe now and put yourself in a position to benefit from the exciting developments set to happen in UK secondary property market in the near future.