

Mayfair Capital has over £1.3bn of funds under management investing in core, core plus and value add assets in the British Isles with a focus on good real estate fundamentals.

We acquire assets which should deliver rental growth due to demographic, infrastructure and technological changes.

PRIORITIES

Sector	Summary	Details
Regional Office	£7m - £20m 5.00% - 6.50% NIY Single or Multi-let 4 yrs + WAULT	<ul style="list-style-type: none"> Major regional and mid-tier centres outside central London Town centre (except in Oxford and Cambridge) Core and Core Plus Modern > Grade B+ Ability to capture income growth Vacancy < 10%
Industrial	£5m - £20m 4.75% - 6.00% NIY 3 yrs + WAULT	<ul style="list-style-type: none"> Single let or multi-let estates (units > 10k sq ft) with less than five tenants Modern, well specified buildings (e.g. reasonable site cover and good eaves height) Distribution hub or urban locations Trade counters in high demand locations Fundings / forward commitments considered
Alternative - Budget hotel - Cinema - Healthcare	£5m - £20m 4.75% - 6.00% NIY 15 yrs + WAULT	<ul style="list-style-type: none"> Strong trading performance and covenants Preference for fixed / indexed uplifts
Residential Development Finance	<ul style="list-style-type: none"> Mezzanine loans with profit participation of £2m to £10m Multi-unit developments South East and Greater London locations < £1,000 per sq ft sale values < £1m per unit sale values 	
Restaurant and Leisure Schemes	£7m - £20m 4.50% - 6.50% NIY 5 yrs + WAULT	<ul style="list-style-type: none"> Strong town and city centre prime pitches, well-configured units Parades with open market reviews Out of town pods and drive thru's with indexation or open market reviews

CONTACTS

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FAVOURED LOCATIONS

We are particularly focused on the following locations.

TOWN CENTRE OFFICE OR ALTERNATIVE

A+	A	B
Bath	Brentwood	Bracknell
Birmingham	Cambridge (including out of town)	Guildford
Brighton	Chiswick	Liverpool
Bristol	Crawley	Solihull
Cardiff	Dublin	
Cheltenham	Ealing	
Croydon	Newcastle	
Edinburgh	Sheffield	
Glasgow	Slough	
Leeds	Southampton	
Maidenhead		
Manchester		
Milton Keynes		
Nottingham		
Oxford (including out of town)		
Reading		
St Albans		
Watford		
Woking		

INDUSTRIAL AND RETAIL WAREHOUSE

