

# Mayfair Capital Investment Requirements

Q4 2020

Mayfair Capital has over £1.7bn of funds under management investing in core, core plus and value add assets in the UK 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 / Location	Price / Tenancy	Characteristics
Industrial - Distribution hub or urban logistics locations	£8m - £25m 4.75% - 5.50% NIY Single let 2-6 yrs or 8 yrs + WAULT  £8m - £35m 3.50% NIY + Multi-let 2 yrs + WAULT  1 yrs – WAULT	Core to Core Plus Modern, well specified buildings Average to good covenants Multi-let with up to five tenants  Urban Logistics Multi-let  For refurbishment or planning gain
Life Science Cluster Offices - City / Town centre plus out of Town Oxford and Cambridge - Oxbridge Arc - Select London / Big 6 Locations	4.75% - 7.00% NIY £8m - £30m Multi or single let 2 yrs + WAULT  1 yrs – WAULT	Core to Core Plus Grade A- and better Ability to capture income growth Vacancy < 10%  For refurbishment or planning gain
Alternative - Supermarket - Care Home - Serviced Apartment - Residential	£8m - £25m 4.00% - 4.50% NIY 15 yrs + WAULT	Strong trading performance. Modern well specified real estate Average to good covenants Fixed / indexed uplifts

**Contacts – for introductions please email the transaction team or your contact at Mayfair Capital**

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