London_Investment_Opportunity

RESIDENTIAL INVESTMENT FUND

CENTRAL LONDONCLICK HERE FOR FURTHER INFORMATION

A New Investment Opportunity
Targeting the “bullseye” of the capital, the only closed ended fund exclusively exploiting discounted opportunities in areas like Knightsbridge, Mayfair, Chelsea and Kensington is being launched. Seeking to capture the bottom of the market, it will stock pick a portfolio of individual properties with potential to add value. These will be refurbished, furnished and let to blue-chip corporate tenants, providing quality rental income and capital growth. An increasing desire to invest in tangible assets makes it a compelling alternative to the stock market. Geared to maximise investor returns, the Fund can borrow at just 1% over base1 giving it exceptional buying power.

The exceptional circumstances that present themselves in the current climate have generated unprecedented interest in prime London Central residential property. People realise that this is the opportunity of a generation and to maximise the profit opportunity, the Fund has launched the only vulture fund exclusively investing in prime residential property in exclusive areas like Knightsbridge and Mayfair.

The Recovery Fund enables investors to be ahead of the curve to maximise their profit opportunity without the management responsibility or capital commitment of direct investment.

- Discounted prices, cheap debt & the risk profile of other asset classes make London Central very appealing.
- The Fund aims to capture the bottom of the market, targeting a return of at least 15% p.a.
- It will stock-pick properties in areas like Knightsbridge and Mayfair, renovate and let them out.
- Geared using bank finance at just 1.5%, to provide exceptional buying power.
- UK tax payers can invest through their SIPPs, SSASs,PEPs & ISAs.
- Overseas investors will benefit from phenomenal exchange rates and are exempt from CGT.
- Minimum subscription just £50,000 - accessing the market without the cost or responsibility of direct investment.
- Smart investors are already eying up the market. The Fund will be ahead of the game.

When opportunity knocks, open the door...

Investment Objectives
- Target Return 15% average annual growth, doubling an investor’s equity stake in 5 years
- Target Fund Value £23 million+ Equity Contribution £10 million+
- Eligibility UK resident, non-resident and non-domiciled investors, SIPPs, SSASs, PEPs and ISAs
- Investment Term Closed ended Fund running for 8 years or less with early exit options. Due to be listed on the Channel Islands Stock Exchange
- Minimum Investment £50,000
- Gearing 65% Loan to value at 1% over base
- Annual Management Fee (including valuation, audit, trustees etc) less than 1% of Fund value
- Property Manager extensive experience in this niche market
- Administered out of Guernsey

Fund Strategy
- Capital growth fund capitalising on distressed pricing due to credit squeeze and predicted long term market growth
- Opportunistic acquisition of residential assets with potential for added value through renovation
- Development of well balanced investment portfolio across the niche micro markets of prime London Central
- Selection of units using rigorous financial criteria based on rental yields and capital growth potential
- Focus on smaller units (1 and 2 bedroom properties) to target the robust mainstream rental sector
- Competitive line of pre-arranged credit1 to maximise investor returns, financed by rental income
- Tax advantages via investment through UK personal pensions
- Exemption from CGT in the UK on disposal of shares for non-resident and non-domiciled investors
- Income tax mitigation through offsetting rental income vs loan interest

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Important Information
The information contained in this advertisement is in summary form and is not complete and is subject in all respects to the associated placement memorandum issued by The Fund and approved as a financial promotion under Section 21 of the Financial Services and Markets Act 2000 by LLP Services Limited (authorised and regulated by the Financial Services Authority in the UK).

Prospective investors should be aware that investment in the fund involves a high degree of risk. The value of an investment in the fund may go down as well as up and investors may not get back the amount originally invested. The investment may be illiquid until the fund is wound up after eight years. Prospective investors should review the “Risk Factors” set out in the placement memorandum. LCP is not authorised to give any investment advice to individual investors and if you require such advice it is recommended that you should contact your Financial Advisor.

This unregulated exchange traded fund is not regulated in Jersey. The Jersey Financial Services Commission has neither evaluated nor approved: (a) the scheme or arrangement of the fund; (b) the parties involved in the promotion, management or administration of the fund; or (c) this prospectus. The Jersey Financial Services Commission has no ongoing responsibility to monitor the performance of the fund, to supervise the management of the fund or to protect the interests of investors in the fund. Application has been made for the listing of the ordinary shares of the fund on the Channel Islands Stock Exchange.

Any reference to the London Olympics in 2012 is merely referring to the fact that it is taking place and not any endorsement or recommendation of the fund by the Olympic Delivery Authority or the British Olympic Association.

1% over the base rate is that of the specific financier of the Fund. The Sterling base rate of the financier of the Fund is normally identical to the Bank of England's base rate, or if it is commercially viable, the Fund can also fix its interest rates over LIBOR.