



commercial property investment and asset management

[www.ho2.co.uk](http://www.ho2.co.uk)





# Commercial Property Investment

Ho2 Plc provides a comprehensive range of property investment services to private investors, family trusts, property companies and institutions. Clients are guaranteed a personal level of service from our highly experienced team, which is affiliated to the Humberts network providing a wider range of local knowledge.

## OUR INVESTMENT CREDENTIALS

- An experienced investment team with national coverage
- Track record in acquiring and disposing of all types of commercial property
- Ability to move quickly for retained clients to secure prime investments
- In-house Building Surveyors able to undertake condition surveys on potential purchases at short notice

## Service Options

### 1 Acquisition

- Identify requirements from your brief
- Provide advice on the market and the opportunities available
- Search the market for suitable properties
- Research the background to each property
- Provide advice on all aspects of the investment including growth prospects and comparable rental and capital value evidence
- Negotiate purchase
- Instruct solicitors, arrange a survey and liaise throughout the contract period

### 2 Disposal

- Provide marketing and pricing advice
- Prepare detailed sales particulars
- Market the property using all available and relevant methods
- Identify potential purchasers from our extensive existing client database
- Obtain the best price in the market
- Instruct solicitors and monitor the legal process to completion

### 3 Asset Management

Many clients retain Ho2 Plc to provide comprehensive management and appraisal of their portfolios to ensure investment objectives are met.

#### Services can include:

- Annual review of the performance of all assets
- Analysis of the portfolio mix
- Advice on acquisition and disposal strategy
- Management of the portfolio – choose from a range of options that extend from a basic level of service, for example collection of service charges, to a total out-sourcing of all issues from rent reviews to letting
- Full accounting services including profit & loss, and balance sheet reporting

# Case Studies

A SELECTION OF OUR RECENT DEALINGS ARE ILLUSTRATED BELOW: -

## SOVEREIGN HOUSE Church Street, Brighton

- Acquisition of modern office investment
- Let to GMAC Commercial Finance plc until 2014
- Price £13,750,000 reflecting an initial yield of 6.75%



## THE GABLES Massetts Road, Horley, Surrey

- Acquired for overseas Clients, a modern multi-let office investment
- Producing £187,195 per annum
- Price £2,500,000 reflecting an initial yield of 7%



## 3-5 CORPORATION STREET Taunton, Somerset

- Acquired for overseas Clients, a modern office investment over ground and two upper floors
- Let to National Westminster Bank
- Price £ 825,000 reflecting an initial yield of 5.22%



## Ho2 Plc Service Dimensions

Ho2 Plc has specialists dealing with all aspects of property from marine developments to UK-wide rating assessments for global corporations, and from managing retail and leisure scheme development, to conducting research studies on economic growth.

To register your interest in receiving advice on any of the services listed below, simply e-mail your details to our Marketing team at [enquiries@ho2.co.uk](mailto:enquiries@ho2.co.uk)

- Property acquisitions and disposals
- Rent reviews
- Lease renewals
- Rating appeals
- Valuations
- Building surveying and project management
- Investment
- Research
- Property management
- Site assembly and development

# Contact Details

Ho2 Plc operate from a network of offices across England. The specialist Asset Management team is based in London, Brighton and Hemel Hempstead and is lead by:-

## Asset Management

### London Office

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## Asset Management

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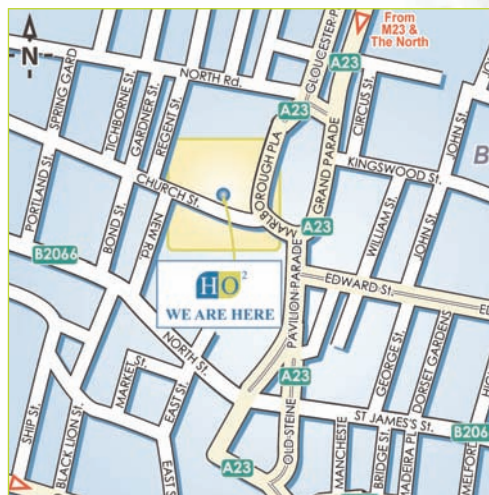
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### Rod Hayler

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## Accounts and Administration

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"If you have knowledge, let others light their candles with it."

(Winston Churchill)