

# APPENDIX 1a

ASSET : Industrial unit

Investment performance criteria

SCORING SHEET

		SCORE	4	3	2	1	0	Factor times score
CRITERIA	WEIGHTING FACTOR		Excellent	Good	Acceptable	Marginal	Unacceptable	
Location	10	4	Prime	Sub prime	Secondary	Sub secondary	Tertiary	40
Tenancy strength	9	4	Single tenant with strong financial covenant	Single tenant with good financial covenant	Multiple tenants with strong financial covenant	Multiple tenants with good financial covenant	Tenants with poor financial covenant	36
Tenure	8	4	Freehold	Lease 125 years plus	Lease between 50 and 125 years	Lease between 20 and 50 years	Lease less than 20 years	32
Lot size	7	2	Between £1m and £2.5m	Between £0.75m & £1.0m or £2.5m & £3.0m	Between £0.5m & £0.75m or £3.0m & £4.75m	Between £0.25m & £0.5m or £4.75m & £5.25m	Less than £0.25m or more than £5.25m	14
Remaining lease length	5	3	Longer than 10 years	Between 7 and 10 years	Between 4 and 7 years	Between 2 and 4 years	Less than 2 years; vacant	15
Repairing terms	2	4	FRI	Internal repairing - 100% recoverable	Internal repairing- part recoverable	Internal repairing- non recoverable	Landlord	8
								<b>145</b>