

APPENDIX 1b

ASSET : Closed public conveniences

Investment performance criteria

SCORING SHEET

| | | SCORE | 4 | 3 | 2 | 1 | 0 | Factor times score |
|------------------------|------------------|-------|--|--|---|---|--------------------------------------|--------------------|
| CRITERIA | WEIGHTING FACTOR | | Excellent | Good | Acceptable | Marginal | Unacceptable | |
| Location | 10 | 2 | Prime | Sub prime | Secondary | Sub secondary | Tertiary | 20 |
| Tenancy strength | 9 | 0 | 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 | 0 |
| 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 | 0 | 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 | 0 |
| Remaining lease length | 5 | 0 | Longer than 10 years | Between 7 and 10 years | Between 4 and 7 years | Between 2 and 4 years | Less than 2 years; vacant | 0 |
| Repairing terms | 2 | 0 | FRI | Internal repairing - 100% recoverable | Internal repairing- part recoverable | Internal repairing- non recoverable | Landlord | 0 |
| | | | | | | | | 52 |