Description You have been recently appointed senior analyst to a Major International Fund (MIF). The fund is wishing to capitalize on current global economic movements to invest into one (or more) Real Estate assets. The fund is dependent on International and European Real Estate to provide medium to long term return, within an added value risk/return profile. You need to report to the Board on your findings, critically addressing and taking into consideration the following: 1. Give a strategic plan or argument to the fund with regards to your analysis of worldwide investment opportunities. It would be expected that you either highlight either a country, city or asset class. You may wish to refer to fundamentals of the market, market dynamics (cycles), investment hot spots and/or cross border investment considerations. Alternatively you may use portfolio theory metrics such as correlations and asset allocation. You may use third party data for this. (30%). 2. However the Board has decided against your suggestion and has instructed you to invest into Europe allocating you a budget of €5 million with a maximum of €10 million spend. The country for your investment has also been chosen for you as you are part of a team of European wide Investment drive. The chosen market will be one of Germany, France, Spain, Portugal, Italy, Poland, Nordics and the Netherlands. Each analyst will have to choose a specific country market and there should be equitable representation. Within your choice of country choose a city and a property. Give strategic reasoning as to the choice of city compared to other cities in that specific country and provide a snapshot of a specific property that could be the potential purchase for the fund and present it in a professional manner. Ensure to also give proactive asset management measures and 10- year strategy for the property. No more than two/three pages. Be succinct and utilise the space on your page well. The property needs to be currently on the market and the property spec needs to be attached as an appendix. You may make assumptions or estimations should there be a lack of information (size, rent, etc) (20%) 3. In your country of choice, critically examine the following lease aspects which you consider could impact your client’s investment decisions: (20%) (a) Any leasing regulatory controls (b) Lease lengths (c) Sureties (d) Tenant outgoings 4. Prepare an individual cashflow based on the proforma excel example given to include all property incomings and outgoings. This cashflow should be of the whole property and should contain app 2 - 5 tenants. (30%) • Draw up a simplified cashflow (Annual or Quarterly) at a Portfolio level and include your choice of properties (Excel or Argus). Show RoE before and after debt. (60%) • The cashflow is deemed to be strategic so ensure that you reflect correctly the following: local lease characteristic, management costs, transactional costs, ongoing property fees, and typical refurbishment, construction costs and any other costs that could impact your cashflow. Present these findings in a comparative table format in the appendix and ensure they are reflected in your cashflow. (20%) • Ensure to include graphs to exemplify income, outgoings, CapEx and RoE. Also one graph showing current and indexed rent and ERV over time (20%) It has been decided that this Portfolio will run for a term of eight years with the possibility of two one year extensions. The fund should typically be producing at its lowest level an average annual income return of app. 5% looking to exit with an IRR of 10% or above. Leveraging (Debt) is not to exceed 70%. some notes are not loading so will email all with a description.