

# The London Central Residential Recovery Fund

## 10 Reasons to Invest in The Recovery Fund in 2010

*The London Recovery Fund remains open to subscriptions for a limited time only. It is already starting to buy properties after its successful initial closing on New Year's Eve. It is investing in one and two bedroom flats in the platinum postcodes of London Central to rent to corporate tenants. The Recovery Fund aims to double an investor's money in just five years.*

### **1. Property Funds: The "Buy-to-Let" of the 'Teenies'**

Many amateur landlords have caught a 'credit crunch cold' due to lower rents, longer voids and difficult lenders. The Recovery Fund provides a professional means of investing in residential property with all the upside and none of the familiar miseries of "buy-to-let."

### **2. The Lure of London Central's Bricks and Mortar**

A global centre with financial and iconic status, London Central's international allure underpins demand. Meanwhile, strict limits on building and a growing global buying population squeeze supply, ensuring its longevity as an investment class.

### **3. The Opportunity of a Generation**

The first bear run in prices since 1989 provides a unique window of opportunity for investors to enter the prestigious and exclusive London Central residential property market.

### **4. Potential Growth**

Over the last 40 years UK property prices have doubled on average every 8 years. London Central has been no exception with prices doubling between 2000 and 2008. Despite recent market falls, the stimulus of the low cost of sterling, cheap debt and the capital's increasing appeal may cause prices to follow long term trends and double again by 2016.

### **5. Spread your Investment**

The Recovery Fund will buy around 25 flats in all the platinum postcodes of London Central, enabling investors to avoid settling a large sum of hard earned cash on a single property.

### **6. Take Advantage of a Seasonal Lull**

There is typically up to a 5% drop in the market during the winter months and LCP's Recovery Fund will look to acquire properties before the market picks up in Spring 2010.

### **7. Low Ticket Price**

With a minimum investment of £50,000 (or less), the Fund makes investment in prime London Central residential property considerably more affordable and attainable than direct investment.

### **8. Cheap Borrowing**

Geared at a phenomenal borrowing rate of just 1% over UK Base Rate<sup>1</sup>, the Fund provides cheaper mortgage finance than most private investors can obtain directly.

### **9. Weak sterling**

Overseas investors are likely to profit from beneficial exchange rates, as well as from tax breaks and suppressed property values.

### **10. Add Residential Property to your Pension**

Unlike direct residential property investment, the Fund is eligible for SIPP's and SSAS's, providing a professional means of holding residential property in your pension.

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<sup>1</sup> The 1.5% quoted equates to 1% over MeesPierson (C.I.) Limited Base Rate which for sterling tracks the Bank of England Base Rate (currently 0.5%)