

GREENRIDGE REQUIREMENTS

We are always interested in attractive investment opportunities and look for ways to make deals work.

	SECONDARY OFFICES	PRIME / EDGE OF PRIME OFFICES	OUT OF TOWN RETAIL PARKS
Deal Size	£5m-£100m	£50m+	£10m-£50m
Location	UK Regional	Core 6 or other supply constrained locations	UK Regions, with catchment of 30,000 +
Sector	Offices	Modern city centre offices	Retail Warehouse. Must be the dominant scheme in the location
WAULT	8 years +	5 years +	7 years +
Net Initial Yield	5.75% +	5.25% +	6.25% +
Tenant	Ideally single let to Investment Grade tenant. Multi let to a small number of tenants will also be considered	Multi-let to mainly strong tenants at market rents.	Discount and other (non-fashion) retailers

In addition to the criteria above, we will also consider value add / opportunistic deals where there is a realistic prospect of generating a strong return over a maximum three-year hold.

CONTACT

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Greenridge is a principal investor in UK commercial real estate.



We are well capitalized, so financing for our deals is fast and secured.



We are tenacious in resolving complicated and difficult situations.



And we are supported by teams of highly experienced advisors.