

**LONDON BOROUGH OF HARROW
INVESTMENT PROPERTY STRATEGY
BUSINESS CASE FOR PROPERTY PURCHASE**

1. PROPERTY NAME AND ADDRESS

2. STRATEGY OBJECTIVE

3. COMPLIANCE WITH STRATEGY OBJECTIVE – NON-FINANCIAL

- **Sector and target assets**
- **Location**
- **Building specification**
- **Management and maintenance obligations**
- **Lease arrangements**
- **Quality of tenants**

**4. COMPLIANCE WITH STRATEGY OBJECTIVE – FINANCIAL
(Completion of Appendix with commentary as below)**

- **Purchase price**
- **Estimated exit value**
- **Building survey results**
- **Rental income**
- **Outgoings**

- **Estimated voids**
- **Cashflow**
- **Costs including stamp duty, legal fees, survey fees, letting costs**
- **Management and maintenance obligations**

5. LEGAL ISSUES (to include)

- **Review of title and ownership**
- **Liabilities and restrictions**

6. RISK ASSESSMENT

- **Economic and Property Market**
- **Asset-specific –eg location, building quality, length of lease, financial strength of tenant, rent payable**
- **Environmental and regulatory**
- **Reputational**

7. RECOMMENDATION