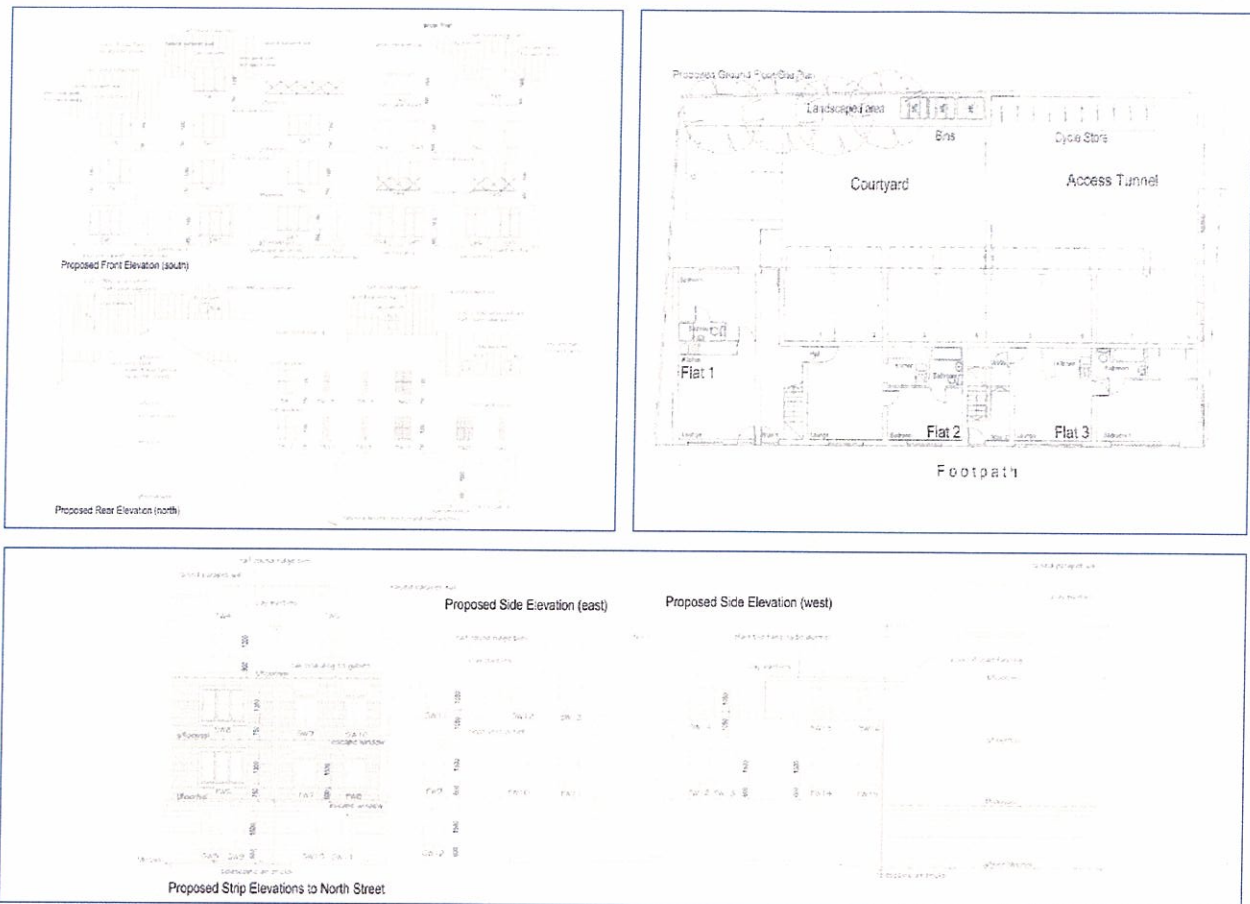


# Callender Street Properties No.5 LP



## 130-140 North Street, Bedminster, Bristol

Contracts exchanged September 2007 for £2,479,500

Bristol is the regional capital of the South West and has become one of the principal centres outside London with an established commercial and industrial base. The city has a district population of approximately 425,000 persons and a travel to work catchment of around one million (Source: PMA). The site is located to the south-west of the main city centre and in close proximity to Bedminster's suburban shopping provision concentrated on East Street. Immediate surrounding uses include residential, industrial and retail. The site is located circa 2.6 miles from the M32 (Junction 3) and enjoys regular bus routes to the city centre, taking 10/15 minutes. There are also two train stations (Parsons Station and Bedminster Station) within a 10 minute walk. Bristol International Airport is located about 6 miles away.

*(Source: DTZ Valuation report dated 10th July 2007)*

The Fund has exchanged contracts to purchase the site and has entered into a development contract with the developer to construct a three & four storey scheme comprising 18 one bedroom apartments and two studio units, with 10 associated car parking spaces, a courtyard area, a cycle store and an access tunnel. The development contract provides for the developer to receive stage payments when certain key stages of the construction are reached.

### Investment Considerations:

- Strong regional centre
- Area has undergone significant regeneration and development
- One bed and studio mix considered particularly attractive to the local letting market

*(Source: Allsop LLP)*



Issued by Consortium Investment Management LLP which is authorised and regulated by the Financial Services Authority. September 2007.



BDO Stoy Hayward