
Wednesday 27th November 2013

Walls & Futures Announce Launch of LGF II - London Residential Investment Fund

Following the success of the London Growth Fund, Walls & Futures, the property specialist asset manager, is offering investors the opportunity to participate in a new tax efficient fund, LGF II. LGF I is currently generating an un-leveraged return of 27.6% (11%.03 IRR).

LGF II will invest in Central and Greater London residential property and has a target return of 30% over 3 years. It's open to Sophisticated and High Net Worth Investors with a minimum subscription of only £25,000, direct or through SIPPs.

As with LGF I, Walls & Futures will target assets that create real value rather than solely relying on capital growth to generate returns. The investment strategy is to refurbish existing residential units, develop new build residential units on brown/greenfield sites and redevelop commercial into residential units.

Emphasis will be placed on locations with excellent transport links, good amenities and that will benefit from price growth in adjacent locations.

Commenting on the launch, Joe McTaggart, Managing Director at Walls & Futures said

“London residential property has proven to be a stable and profitable asset class during the economic downturn, especially when compared to commercial property. LGF II builds on the success of our first fund which is up 27.6% without the use of leverage.

With the chronic shortage of homes in the Capital and population increase driving demand, we believe there is a firm foundation to support future price growth. We feel this a fantastic way of investors getting hands off exposure to Central & Greater London residential property.

Unlike simply investing in a buy to let property, investors will benefit from our successful strategy of adding value through refurbishment and development as it lowers risk and enhances the returns. As with LGF I we will continue with our investment philosophy as proactive managers to invest alongside our clients, making their success our success.”

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For more information about the LGFII fund, please contact Joe McTaggart, Managing Director on 020 7340 8677 or visit www.wallsandfutures.com

Editors Notes

Walls & Futures is a specialist asset management company focused on generating returns by investing in residential property assets. Established in 2008 the management team have over 16 years combined experience in the sector and have sourced and managed over £350million in residential investment transactions. The business has successfully evolved from an investment consultancy to developing and managing residential property funds for individual and institutional clients.

Key Fund Facts

Target return	30%
Fund life	3 Years
Fund size	£3 million
Structure	Scottish Limited Partnership with EPUT
Minimum investment	£25,000
Target leverage	50% of GDV
Investor class	High Net Worth & Sophisticated Investors
Accepted investment type	Direct, SIPPs, Platforms