

## **ALPHA PROPERTY ASSET MANAGEMENT**

### **PROPERTY MANAGEMENT SERVICES**

Our experience, combined with the added dimension of the association with other professionals, offers clients an opportunity to ensure that their property assets genuinely work for them.

At all times, client confidentiality is regarded as paramount and central to our business.

Alpha Property Asset Management provide a pro-active, market related approach to property management. With dedicated, experienced staff, customised data management systems and state of the art accounting software, we are able to realise maximum returns whilst at the same time minimising risks.

Tenancies from individual retail units, multi-let buildings to prestigious landmark commercial buildings and residential portfolios in Central London and elsewhere are now under our management.

We currently act for a wide range of clients, including: pension funds, insurance companies and both listed corporate organisations and private property companies.

In the field of property management, we provide the following services:

- Rent and service charge collection and related accounting
- 24 hour, 7 day emergency response service
- Asses the future potential of buildings under management
- Regearing and surrenders of leases and subsequent reletting
- Monitoring of lease terms and undertaking regular inspections
- Organisation of services in multi-tenants buildings, negotiation of contracts and financial administration
- Examination of tenants applications for alterations and assignments and provision of advice thereon
- Securing competitive building insurance and supervising repair and modernisation works
- Energy consultancy
- Preparation of service charge budgets

Further services:

- Quarterly property market reports
- Regular contact by managing agents with your lessees
- Responsive, pro-active service to clients and lessees
- Updates on changes to legislation relevant to property
- Efficient recovery of rents and service charges

If you are considering using external managers for individual properties or portfolios or would like to see how we can improve investment performance, please contact:

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## **ALPHA PROPERTY ASSET MANAGEMENT LIMITED**

### **PRATICE OVERVIEW**

We act for a wide range of institutional property companies and private clients customising the service provided to suit each individual client.

A principal point of contact is agreed with each individual client. Teams are then assembled to serve the client, thereby ensuring a co-ordination of our resources and expertise.

By agreeing a strategy for each property holding, we are able to optimise overall investment performances.

### **THE ORGANISATION**

Alpha Property Asset Management is an independent company offering a personal service, broad expertise, impartial advice and management, to any party holding an interest in property.

### **CORPORATE CLIENTS**

Commercial property has the potential to significantly affect the performance of a business, influencing both its balance sheet and profit and loss account.

Alpha Property Asset Management ensures that the property interests of an organisation work with the business, helping it to achieve its core objectives, rather than becoming a constraining liability.

We make accessible to all occupiers the expertise and advice which is generally only available to large corporate organisations, by providing the services of an in-house property director as a variable rather than a fixed cost. In addition, we can work with your existing in-house team in a consultancy and/or special projects role.

Alpha is independent and has a close association with several established and well-respected accountancy and legal practices. Where required, this association allows the full impact of clients' property decisions to be considered case by case. The objective being to add further value.

### **PRIVATE CLIENTS**

Our business is flexible, the services offered are tailored to suite the needs of individual clients.

Services ranges from general strategic consultancy and investment acquisition/disposal advice, to a comprehensive property investment and management service. Clients objectives in term of income or capital growth, cash flow, timing, location, sector and return are analysed, opportunities identified, strategies agreed and implemented. This can be on a transaction by transaction basis, or under one of our portfolio management schemes.

We aim to continuously maximise the client's position and return from his or her property assets.

If you would like to discuss any aspect of the service we can provide, please contact either:-

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**REAL PROPERTY SOLUTIONS**

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## **ALPHA PROPERTY ASSET MANAGEMENT LIMITED**

### **ACTIVITIES FOR OVERSEAS INVESTMENTS/CLIENTS**

- Alpha Property Asset Management Ltd is a private and independent niche practice.
- We have recently expanded our organisation and moved to our Mayfair based London Headquarters.
- We are an expanding organisation with a focus on the UK and French commercial property markets.
- We offer a one stop shop to a number of private property companies, family trusts, corporate institutions and overseas investors.
- We have a number of links with substantial legal and accounting firms within Central London and Paris where we are able to provide a full and rounded service to those clients who are looking to improve their property portfolio.
- The main focus of the company revolves around the investment and management of properties including professional work, development, planning and refurbishment.
- Over the last few months we have recruited a number of niche employees who have a direct focus within their field.
- The total turnover has tripled over the last three years and Alpha Property are now in a position to focus directly within both the French and UK markets.
- Key direct clients of the firm include SNCF and the French Railways. Over the last three years we have provided them with competitive and focused view on their portfolio within the UK. This culminated in the sale of French Railways House, Piccadilly which was sold to Henderson Investors at the end of 2004.
- We are in the process of nurturing our links with the French community and are purchasing investments within Paris, Bordeaux, Lyon and other major commercial centres.
- We are already seen as a business that is flexible and tailor made to suit the needs of our individual clients and our links with the French community is a major focus of the practice.
- As the major property advisors grow and grow it is within our mandate to focus on the private investor and we hope to be of service to you.

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