APPENDIX A

Breckland Council Property Investment Scoring Matrix

This scoring matrix can be used to assess at an early stage the potential attractiveness of an investment
The criteria has been weighted and each criteria is given a score of 0 to 4
The total score available is 300

Investment:	XXXXXX
Date of Scoring:	XXXXXX

		Scoring						
		4	3	2	1	0		
Scoring Criteria	**Weighting**	**Excellent**	**Good**	**Acceptable**	**Marginal**	**Unacceptable**	**Score 0-4**	**Weighted Score**
Location	8	Major prime	Micro prime	Major secondary	Micro secondary	Tertiary	0	0
Repair Liability	8	None	Less than 5% capital value	Less than 10% capital value	Less than 20% capital value	Greater than 20% capital value	0	0
Tenancy Strength	7	Single tenant with strong financial covenant	Single tenant with good financial covenant	Multiple tenants with strong financial covenant	Multiple tenants with good financial covenant or vacant	Multiple tenants with poor financial covenant	0	0
Payback	7	5 years	5-10 years	10–15 years	15–20 years	20 years +	0	0
Tenure	5	Freehold	Lease 125 years plus	Lease between 50 & 125 years	Lease between 20 & 50 years	Lease less than 20 years	0	0
Lease Term / Unexpired Term	3	10 years +	7–10 years	4–7 years	2–4 years	Less than 2 years or vacant	0	0
Repairing Terms	2	FRI	Internal repair 100% recoverable	Internal repair part recoverable	Internal repair non-recoverable	Landlord repairs and insures	0	0
Geography	6	Market town in Breckland	Other location in Breckland	Norfolk	Eastern Region	UK	0	0
Gross Yield	10	10%+	8 to 9.9%	6 to 7.9%	4 to 5.9%	Below 3.9%	0	0
Specification /Condition	5	Newly built	Built within last 5 years	Built within last 10 years	Built within last 30-40 years	Older than 40 years	0	0
Occupied	6	100%	90%	80%	70%	Below 70%	0	0
Lot Size	3	£1m	£1m to £2m	£2m - £2.5m	£2.5m to £3m	£3m +	0	0
Growth Prospects / Rent Reviews	3	Good growth anticpated, rent reviews 3 yearly upwards only	Growth anticipated, rent reviews 5 yearly upwards only	Some growth anticipated in rental value of capital value	Little growth anticipated in rental value or capital value	No growth anticipated in rental value or capital value	0	0
Use	2	Industrial	Office / Health	Retail / Leisure	Community	Amenity	0	0
								0

Using the scoring for each investment opportunity the following table confirms the next action

Scored	**Opportunity Rating**	**Action**
Below 150	Poor	No further action
150-200	Satisfactory	Initiate enquiries
200-300	Good	Pursue immediately

Outcome:	