

Case Study:

Acquisition and management of investment property for Irish client, McGriskin Properties Limited

Client:

McGriskin Properties Limited

Service:

Real Estate Acquisition
Property Management



For over ten years, Gibbs Investment (P R Gibbs & Co Limited) have acted for Irish property company, McGriskin Properties Limited.

During this time Gibbs Investment has helped them to establish a diverse portfolio of office, retail, industrial and residential investment properties across both the North West of England and Buckinghamshire, a county close to London in the South East of England.

McGriskin Properties has retained Gibbs Investment to assist with all aspects of the acquisition, valuation, management, lettings and sales in respect of this portfolio.

Elsinore House is one such acquisition.

The property is located in the town centre of Aylesbury in Buckinghamshire. It comprises of retail units to the ground floor, alongside multiple office suites over the building's two upper floors, in addition to a secure car park beneath and to the rear of the property.

The leases that are granted to tenants require them to pay both the service charge and buildings insurance. They also are also bound to keep the premises they occupy in good repair.

As a result, the rents received by the landlord are effectively net income.

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“...producing a net initial yield after costs of purchase of 8.68%.”
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The property's nine office suites and three retail units have a combined total net rental income, at purchase, of £169,726 per annum. McGriskin Properties paid £1,850,000 for the vendor's entire interest in the property, producing a net initial yield after costs of purchase of 8.68% (costs of purchase assumed to be 5.75% of the purchase price).

Gibbs Investment is now advising McGriskin Properties Limited on the disposal of parts of the portfolio.



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成功案例：

为爱尔兰物业公司
McGriskin Properties
有限公司购置和管理
投资房地产项目

客户：

McGriskin Properties
有限公司

服务：

房地产购置
物业管理



吉布斯投资（PR Gibbs & Co 有限公司）代表 McGriskin Properties 有限公司已有超过10年的历史。

吉布斯投资帮助该公司在英格兰西北部以及英格兰东南部地区、靠近伦敦的白金汉郡找到包括办公室、零售、工业、住宅投资房地产在内的各种不同的投资项目。

McGriskin Properties 有限公司在购置、评估、管理、出租及出售等各个方面向吉布斯投资寻求协助。

艾尔西诺大宅（Elsinore House）是其中的一个重要项目。

该房产位于白金汉郡艾尔斯伯里市中心。艾尔西诺大宅的底层作为零售商铺，二层三层有多个办公室套房，背后有安全的停车位。

租户签订的出租协议中规定租户需交付服务费，建筑保险，支付所租用区域的维修费用。

因此，房东收到的租金为房东的净收入。

“在购买时去除购买成本的初始净收益率为8.68%。”

加在一起艾尔西诺大宅一共拥有九个办公室套房，三个零售商铺，每年租金净收入为16万9726英镑。我们客户支付给卖方的价格加利息总共185万英镑，在购买时去除购买成本的初始净收益率为8.68%（购买成本估计为购买价格的5.75%）。

吉布斯投资现在在为 McGriskin Properties 有限公司就部分废弃其拥有的房地产方面提供建议和帮助。



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