

Specialist cross sector experience informs complicated portfolio valuation

As part of a major financial restructuring we were asked to provide a valuation of a mixed care portfolio. Stringent deadlines were set for project completion.

Background:

- Major clearing bank client with exposure to part of a diverse portfolio of education, specialist, and elderly care facilities.
- Client considering financing remainder as part of debt restructuring process.

What we did:

- Investment valuation and assessment of Market Rent for whole portfolio for loan security purposes.
- Additional commentary regarding the competitive position of the elderly care element of the portfolio in its local market, due to tight geographical clustering of services.
- Inspected half of the services and provided desktop advice on specialist services to minimise professional costs and meet clients timeframe for completion.

Added value:

- Provided detailed analysis following assimilation of a range of different financial and property information sources into a usable valuation tool.
- Provided opinion of Market Rent and Market Value as investment properties across the portfolio and an indication of achievable sale price upon disposal of a separate domiciliary care agency.
- Worked to a very tight timescale and delivered a Red Book-compliant valuation and acquisition due diligence report within 2 weeks of the instruction.
- Advice informed by specialist knowledge across a range of different sectors in social care and education, as well as our understanding of the market from previous market survey and demographic analysis undertaken in the area.



For more information about Carterwood or to find out how we can help you, call Amanda or Ben on: **08458 690777**

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