



# The Davenport Product Rating: Property products

DAVENPORT™  
**PRODUCT RATING**  
RISK: **LOW**  
REWARD: **HIGH**

## OFF-PLAN INVESTMENT PROPERTY

LOCATION: North Cyprus - Secret Hills Resort

### RISK

The **risk** element of this investment has been assessed by reviewing the following criteria and then rating each element with either a '1' for 'Yes', or a '0' for 'No':

Can the developer show previous successful developments of similar type?	Yes	No
Does the development have the necessary planning and building permissions?	Yes	No
Can the developer show adequate cash reserves to complete the development?	Yes	No
Will the property when completed either be on a fully functioning complex, or appear to be so in the case of a phased development?	Yes	No
Is the property rental fully managed? If so, can the management company demonstrate experience in operating this type of property or complex?	Yes	No
Does the investment have a pre-structured exit strategy?	Yes	No

Accordingly: **0 to 2 = High Risk, 3 to 4 = Med Risk, 5 to 6 = Low Risk.**

### REWARD

The **reward** element of this investment has been assessed by reviewing the following criteria and then rating each element with either a '1' for 'Yes', or a '0' for 'No':

Does the product appear to be able to produce sustainable capital growth of 6% p.a. or above?	Yes	No
Does the product appear to be able to produce a yield of 8% or over at the occupancy levels predicted?	Yes	No
Does the product appear to provide the occupancy levels required to support the predicted yields?	Yes	No
Are there any additional third party factors that may enhance the future returns?	Yes	No
To the best of our knowledge, there are currently no factors that could significantly detract from future returns.	Yes	No
Can the property be sold at any time without incurring undue penalties	Yes	No

Accordingly: **0 to 2 = Low Reward, 3 to 4 = Med Reward, 5 to 6 = High Reward.**

**We aim to continually improve our service to our clients, so if you have any comments about this or any other of our Product Ratings, then do please get in touch, we'd love to hear from you.**

**N.B.** It must be noted that, despite our best efforts to assess the risk of off plan developments, in order to give them all a comparative rating it is assumed that all developments will be completed. We cannot stress enough that with all off plan developments there is always the inherent risk that the property's may never be completed for various reasons beyond our control. However, we will always do our best to establish each developer's previous history and current financial status before applying the Davenport Product Rating.