

Year till	Price £		£/sq ft	
	2007	2008	2007	2008
1 year	2.50	2.50	4.00	4.00
2 year	2.50	2.50	4.00	4.00
3 year	2.50	2.50	4.00	4.00
4 year	2.50	2.50	4.00	4.00
5 year	2.50	2.50	4.00	4.00
6 year	2.50	2.50	4.00	4.00
7 year	2.50	2.50	4.00	4.00
8 year	2.50	2.50	4.00	4.00
9 year	2.50	2.50	4.00	4.00
10 year	2.50	2.50	4.00	4.00
11 year	2.50	2.50	4.00	4.00
12 year	2.50	2.50	4.00	4.00
13 year	2.50	2.50	4.00	4.00
14 year	2.50	2.50	4.00	4.00
15 year	2.50	2.50	4.00	4.00
16 year	2.50	2.50	4.00	4.00
17 year	2.50	2.50	4.00	4.00
18 year	2.50	2.50	4.00	4.00
19 year	2.50	2.50	4.00	4.00
20 year	2.50	2.50	4.00	4.00

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'The Realists View from the Armchair'



Dear Reader,

The property economy can appear to be an endless hurdle race, no sooner do we combat one hurdle and another one follows. All that said, despite the recent economic and political uncertainty, the prime real estate market shows remarkable reserve and resilience.

This is due to a culmination of reasons, including interestingly the current instability of the Euro Zone. Despite the recent announcement of a £750bn stabilization package, confidence in the international investment sector still needs further convincing.

This is not helped by the view that the European Union has been allowed to become a "Transfer Union", taken to mean that the EU could become little more than a mechanism to switch money from rich taxpayers in Germany to poorer ones in Southern and Eastern Europe.

Meanwhile, the criticism of Britain refusing to take part in the Euro Zone £750bn rescue plan, suggests that Europe would think hard about coming to the UK's help and has provoked comments from N Sarkozy, that Britain could expect no guaranteed assistance from the Euro Zone quoting: "the British are most definitely going to be targeted given the political difficulties".

There will require much greater stimulus to divert the spotlight of grave concern from the EU.

A favourable prime real estate market, fuelled increasingly by international investment would appear to run counter to the media mantra of a mass exodus due to onerous taxation in the hands of a new Government.

Perhaps with time having elapsed the depth and substance of the 'Prime Real Estate' market appears to overshadow the continuous economic turmoil. Put simply, the appeal and emotive attachment to a city such as London is never to be underestimated...



Wayne Coleman