Scoring Criteria	Score	4	3	2	1	0		
		EXCELLENT/					Initial Unweighted	Weighted
	Factor	VERY GOOD	GOOD	ACCEPTABLE	MARGINAL	UNACCEPTABLE	Score	Score
<b>Location</b> - In county /Adjacent to county								
and can still add value	25.0	Prime	Good	Secondary	Tertiary	Remote		0
			Multiple					
		Single tenant	tenants with	Single tenant	Multiple tenants	Tenants with		
		with strong	strong	with good	with average	poor financial		
		financial	financial	financial	financial	covenant		
Tenancy - Strong Covenant	15.0	management	covenant	covenant	covenants	strength		0
			150+ year	150+ with				
			unexpired	minimal landlord				
			with no LL		Lease under 150	Lease under 100		
Tenure	10.0	Freehold	controls	below 5%	years	years		0
<b>WAULT</b> - Weighted Average Unexpired								
Lease Term	20.0	20 years +	15 years +	10 years +	5 years +	Less than 5 years		0
						Short term leases		
						with high		
					Internal	landlord		
					repairing Only,	responsibilities,		
Repairing Terms	10.0		75% + on FRI		Cap Ex required	Cap Ex required		0
Profile	10.0	Super Core	Core		Opportunistic			0
		l	Minimum.	Moderate.				
		Minimum.	Fully let, no	Common parts,		Active and		
		Single tenant,	more than 3	service charge	Active but well	historical lack of		
Management Resources	10.0	FRI	tenants	etc.	managed to date	management		0

(Max score = 400, min acceptable score =200)

0