

Property Investment Fund Performance 2017/18

Average Short Term 17/18 0.47%

	Purchase Date	Purchase Price	Purchase Costs	Capital Investment	2017/18 Updated Rent Figures	Interest (Average short term)	Valuation 31st March 2018	2017/18 Downward Valuation
	£	£	£	£	£	£	£	£
3 Ely Road, Cambridge, Alcatel Lucent Telecom Ltd (t.a. Nokia)	08/09/2016	6,125,000	343,438	6,468,438	400,000	(30,610)	6,033,125	(435,313)
Virgin Media Ltd	08/09/2016				5,797			
Total 3 Ely Road				6,468,438	405,797	(30,610)		(435,313)
241 Winchester Road, Southampton, SO16 6TP Halfords Ltd	05/10/2016	14,000,000	689,500	14,689,500	140,000	(69,515)	13,790,000	(899,500)
271 Winchester Road, Southampton, SO16 6TP Wickes Building Supplies Ltd	05/10/2016				772,330			
Electricity Substation, 271 Winchester Road, SO16 6TP SSE Services Plc	05/10/2016				302			
Total Winchester Road				14,689,500	912,632	(69,515)		(899,500)
Unit 50, Warth Park Way, Raunds, Northants NN9 6NY DPD Group	23/04/2017	8,200,000	328,000	8,528,000	424,548	(40,357)	8,077,000	(451,000)
Overall Total		28,325,000	1,360,938	29,685,938	1,742,978	(140,482)	27,900,125	(1,785,813)

Average Rate of Return

5.87% 5.40%