

Property Investment Fund as at 31 March 2019

	Purchase Date	Purchase Price	Purchase Costs	Capital Investment	2018/19 Rent per annum	Interest	MRP charge	Valuation 31 March 2018	Valuation 31 March 2019	2018/19 Change in Valuation
3 Ely Road, Cambridge	08/09/2016	£ 6,125,000	£ 343,438	£ 6,468,438	£ 406,169	£ -201,010	£ -51,236	£ 6,033,125	£ 6,269,525	£ 236,400
241 & 271 Winchester Road, Southampton	05/10/2016	14,000,000	689,500	14,689,500	912,591	-456,483	-116,355	13,790,000	13,866,830	76,830
Unit 50, Warth Park Way, Raunds, Northants	23/04/2017	8,200,000	328,000	8,528,000	446,801	-265,012	-67,550	8,077,000	8,170,575	93,575
Total		28,325,000	1,360,938	29,685,938	1,765,561	-922,505	-235,142	27,900,125	28,306,930	406,805

Rate of Return

5.95% gross

2.05% net