

Property Investment Fund as at 31 March 2021

	Purchase Date	Purchase Price £	Purchase Costs £	Capital Investment £	2020/21 Rent per annum £	Interest £	MRP Charge £	Valuation 31 March 2020 £	Valuation 31 March 2021	2020/21 Change in Valuation £
<b>3 Ely Road, Cambridge</b>	08/09/16	6,125,000	343,438	6,468,438	403,406	-197,566	-54,681	6,299,075	5,205,725	-1,093,350
<b>241 &amp; 271 Winchester Road, Southampton</b>	05/10/16	14,000,000	689,500	14,689,500	922,588	-448,662	-124,177	10,801,510	10,322,725	-478,785
<b>Unit 50, Warth Park Way, Raunds, Northants</b>	23/04/17	8,200,000	328,000	8,528,000	477,304	-260,471	-72,091	8,394,170	8,732,025	337,855
<b>Total</b>		<b>28,325,000</b>	<b>1,360,938</b>	<b>29,685,938</b>	<b>1,803,297</b>	<b>-906,698</b>	<b>-250,949</b>	<b>25,494,755</b>	<b>24,260,475</b>	<b>-1,234,280</b>

Rate of Return  
6.07% Gross  
2.17% Net