

Property Investment Fund as at 31 March 2022

	Purchase Date	Purchase Price	Purchase Costs	Capital Investment	2021/22 Rent per annum	Interest	MRP Charge	Valuation 31 March 2021	Valuation 31 March 2022	2021/22 Change in Valuation
		£	£	£	£	£	£	£	£	£
3 Ely Road, Cambridge	08/09/16	6,125,000	343,438	6,468,438	406,335	-195,758	-56,489	5,205,725	4,875,750	-329,975
241 & 271 Winchester Road, Southampton	05/10/16	14,000,000	689,500	14,689,500	912,591	-444,556	-128,283	10,322,725	11,642,700	1,319,975
Unit 50, Warth Park Way, Raunds, Northants	23/04/17	8,200,000	328,000	8,528,000	471,216	-258,087	-74,475	8,732,025	9,165,425	433,400
Total		28,325,000	1,360,938	29,685,938	1,790,142	-898,400	-259,247	24,260,475	25,683,875	1,423,400

Rate of Return
6.03% Gross
2.13% Net