

Property Investment Fund as at 31 March 2020

	Purchase Date	Purchase Price	Purchase Costs	Capital Investment	2019/20 Rent per annum	Interest	MRP Charge	Valuation 31 March 2019	Valuation 31 March 2020	2019/20 Change in Valuation
		£	£	£	£	£	£	£	£	£
3 Ely Road, Cambridge	08/09/16	6,125,000	343,438	6,468,438	405,797	-155,573	-96,674	6,269,525	6,299,075	29,550
241 & 271 Winchester Road, Southampton	05/10/16	14,000,000	689,500	14,689,500	912,591	-353,298	-219,541	13,866,830	10,801,510	-3,065,320
Unit 50, Warth Park Way, Raunds, Northants	23/04/17	8,200,000	328,000	8,528,000	474,585	-205,107	-127,455	8,170,575	8,394,170	223,595
Total		28,325,000	1,360,938	29,685,938	1,792,973	-713,978	-443,669	28,306,930	25,494,755	-2,812,175

Rate of Return
6.04% Gross
2.14% Net