

Property Investment Fund as at 31 March 2023

	Purchase Date	Purchase Price £	Purchase Costs £	Capital Investment £	2022/23 Rent per annum £	Interest £	MRP Charge £	Valuation 31 March 2022 £	Valuation 31 March 2023 £	2022/23 Change in Valuation £
3 Ely Road, Cambridge	08/09/16	6,125,000	343,438	6,468,438	406,335	-193,890	-58,356	4,875,750	4,790,000	-85,750
241 & 271 Winchester Road, Southampton	05/10/16	14,000,000	689,500	14,689,500	825,091	-440,314	-132,525	11,642,700	10,611,832	-1,030,868
Unit 50, Warth Park Way, Raunds, Northants	23/04/17	8,200,000	328,000	8,528,000	471,216	-255,625	-76,937	9,165,425	8,425,000	-740,425
Total		28,325,000	1,360,938	29,685,938	1,702,642	-889,829	-267,818	25,683,875	23,826,832	-1,857,043

Rate of Return
5.74% Gross
1.84% Net