

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
		£	£	£	£	£	£	£	£	£
<b>3 Ely Road, Cambridge</b>	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
<b>241 &amp; 271 Winchester Road, Southampton</b>	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
<b>Unit 50, Warth Park Way, Raunds, Northants</b>	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
<b>Total</b>		<b>28,325,000</b>	<b>1,360,938</b>	<b>29,685,938</b>	<b>1,702,642</b>	<b>-889,829</b>	<b>-267,818</b>	<b>25,683,875</b>	<b>23,826,832</b>	<b>-1,857,043</b>

Rate of Return  
5.74% Gross  
1.84% Net