

Ratcliffes Commercial Property Syndicate Investment Returns for Cash Investments: 1991-2018

D&A Syndicate	Property	Ownership Period	Years	Gross Investment Cost	Net Investors Cash	Share Structure	Capital Gain/(Losses)	Returns Income Returns	Returns Total Returns	Returns Total Returns	Annual Compound Return %	D&A Syndicate			
1827	March	-10/1994	-	-04/1996	1.50 yrs	267,109	278,000	10.0 x 27,800	61,805	30,996	92,801	33.38%	21.15%	1827	
1846	Spalding	20/03/1995	-	18/05/1998	3.16 yrs	182,000	182,000	4.0 x 45,500	33,616	36,550	70,166	38.55%	10.65%	1846	
1826	Felkstone	22/10/1997	-	28/05/1998	0.60 yrs	122,425	125,000	5.0 x 25,000	36,513	(13,010)	23,503	18.60%	32.44%	1826	
1800	Rushden	28/07/1997	-	08/09/1998	1.89 yrs	183,525	185,200	8.0 x 23,150	24,553	(6,558)	17,998	9.72%	5.84%	1800	
1841	Banbury	04/05/1995	-	24/04/1999	3.98 yrs	183,432	183,432	6.0 x 46,000	9,053	49,932	58,985	32.00%	7.25%	1841	
1933	Monmouth	07/10/1997	-	11/06/1999	1.68 yrs	252,272	252,000	8.0 x 62,500	68,742	21,655	90,397	35.83%	20.04%	1933	
1853	Headington	28/02/1997	-	30/09/1999	2.59 yrs	413,550	420,000	7.0 x 80,000	101,638	102,313	203,951	48.56%	16.54%	1853	
1835	Boscombe	18/05/1998	-	06/01/2000	4.84 yrs	284,878	283,150	7.0 x 40,450	212,794	27,900	240,694	85.01%	14.17%	1835	
1938	Great Yarmouth	16/03/1997	-	14/01/2000	1.67 yrs	339,898	355,900	9.0 x 39,500	60,205	(4,201)	56,004	15.75%	9.16%	1938	
1878	Braline	06/03/1997	-	24/02/2000	2.97 yrs	579,932	569,520	5.0 x 113,250	197,346	29,130	316,206	55.51%	16.01%	1878	
1911	Halstead	23/05/1997	-	23/03/2000	2.84 yrs	122,502	122,000	5.0 x 24,400	68,698	(2,149)	66,549	57.11%	13.02%	1911	
1955	Devizes	16/07/1996	-	24/03/2000	3.69 yrs	256,819	257,500	5.0 x 51,500	86,688	80,356	147,054	57.11%	13.02%	1955	
1892	Thelford	22/11/1999	-	08/04/2001	1.38 yrs	166,300	200,000	10.0 x 20,000	53,774	(2,149)	51,625	25.81%	18.09%	1892	
1929	Bliricay	19/12/1996	-	05/06/2001	4.46 yrs	548,196	548,196	5.0 x 107,400	204,992	107,016	312,008	56.10%	10.81%	1929	
1891	King's Lynn	17/12/2001	-	17/12/2001	2.56 yrs	296,693	300,000	10.0 x 30,000	104,650	20,572	125,222	41.74%	15.37%	1891	
1891	Bridgwater	23/03/1998	-	12/04/2002	4.06 yrs	406,270	407,250	9.0 x 45,250	81,742	144,646	127,107	105.453	40.17%	5.57%	1891
1954	St. Ives	19/04/1995	-	19/04/2002	6.70 yrs	263,831	262,500	7.0 x 37,500	(21,854)	144,646	127,107	105.453	40.17%	5.57%	1954
1993	Stowmarket	11/07/2003	-	11/07/2003	0.26 yrs	307,878	336,000	6.0 x 56,000	145,213	34,024	283,343	84.33%	29.95%	1993	
1972	Sudbury	26/06/2001	-	26/10/2003	3.33 yrs	229,853	200,000	8.0 x 25,000	238,329	34,024	283,343	84.33%	29.95%	1972	
1969	Thelford	01/06/2001	-	09/12/2003	2.52 yrs	229,853	200,000	8.0 x 25,000	238,329	34,024	283,343	84.33%	29.95%	1969	
1994	St. Ives	13/08/2002	-	19/12/2003	1.35 yrs	469,968	467,500	5.0 x 93,500	75,164	24,689	99,853	21.38%	15.41%	1994	
2014	Melton Mowbray	06/08/2003	-	29/04/2004	0.73 yrs	1,972,835	2,004,050	12.5 x 160,324	557,711	65,500	623,211	31.10%	44.80%	2014	
1956	March	02/11/1989	-	01/09/2004	4.58 yrs	297,795	301,500	9.0 x 33,500	283,365	51,592	334,917	111.08%	17.70%	1956	
2015	Worcester	23/06/2004	-	23/06/2004	0.73 yrs	329,178	330,000	12.0 x 27,500	16,583	144,671	161,254	43.30%	64.16%	2015	
1863 /1864	Leamington Spa	28/12/1995	-	27/08/2004	8.50 yrs	250,964	250,000	8.0 x 50,000	121,238	102,447	223,685	89.50%	10.44%	1863 /1864	
2003	King's Lynn	08/12/2001	-	14/07/2004	2.61 yrs	2,119,393	2,120,000	16.0 x 132,500	648,549	368,147	1,016,696	47.86%	16.23%	2003	
1932	Great Yarmouth	14/05/2003	-	13/10/2004	1.28 yrs	1,489,802	1,487,500	12.5 x 119,000	845,304	106,763	952,067	64.00%	46.96%	1932	
1960	Sudbury	30/09/1998	-	13/10/2004	6.04 yrs	854,823	844,200	12.0 x 70,100	556,365	420,873	977,688	116.15%	13.91%	1960	
1939 /1912	Haverfordwest	19/05/1999	-	21/12/2004	5.60 yrs	622,500	655,000	8.0 x 81,875	1,016,241	287,336	1,313,677	200.56%	10.71%	1939 /1912	
2031	Walsby	17/11/1998	-	03/08/2005	6.72 yrs	354,126	354,000	8.0 x 44,250	241,956	105,136	347,092	88.05%	10.71%	2031	
2018	St Ives	04/08/2005	-	04/08/2005	0.90 yrs	526,894	528,000	8.0 x 66,000	82,995	27,920	110,915	21.01%	23.48%	2018	
2017	Dis	23/10/2003	-	13/10/2005	1.98 yrs	2,240,483	2,230,000	15.0 x 148,720	824,026	148,389	1,099,179	49.14%	22.78%	2017	
1973 /1974	Bury St Edmunds	18/09/2001	-	27/11/2006	4.36 yrs	1,391,231	1,380,000	12.0 x 115,000	1,061,199	144,389	1,205,588	87.36%	15.48%	1973 /1974	
1971	Haverfordwest	07/12/2000	-	09/03/2006	5.25 yrs	1,015,290	880,000	11.0 x 80,000	1,211,385	333,205	1,544,590	175.52%	21.27%	1971	
2032	St Neots	17/11/1998	-	10/03/2006	7.32 yrs	237,751	258,000	8.0 x 32,000	152,790	151,007	303,797	118.67%	11.29%	2032	
1950	Sudbury	21/10/2004	-	27/03/2006	1.43 yrs	2,270,266	2,270,266	14.5 x 149,600	380,484	153,021	533,505	25.10%	16.95%	1950	
1959	Newark	01/02/2001	-	07/11/2006	5.44 yrs	799,767	798,000	10.0 x 79,800	1,003,366	285,113	1,288,479	161.46%	22.34%	1959	
1959	Boston	04/08/2005	-	07/11/2006	5.44 yrs	773,216	775,000	12.0 x 77,500	1,274,974	392,799	1,667,773	215.20%	23.50%	1959	
2027	Boston	15/09/2004	-	26/01/2007	2.62 yrs	609,315	609,315	7.0 x 87,045	98,157	47,153	145,310	23.85%	13.51%	2027	
2088	Ipswich	17/04/2007	-	09/07/2007	0.23 yrs	239,699	237,500	5.0 x 47,500	32,032	53,544	85,576	36.07%	10.64%	2088	
2053	Southern on Sea	22/12/2004	-	30/11/2007	2.94 yrs	880,357	880,000	10.0 x 88,000	232,497	145,984	378,481	43.01%	12.94%	2053	
2087	King's Lynn	03/02/2005	-	03/02/2005	3.41 yrs	785,129	776,800	8.0 x 97,100	64,430	119,129	183,559	23.63%	6.42%	2087	
2121	Haverhill	16/04/2007	-	26/11/2009	2.62 yrs	898,975	892,000	8.0 x 111,500	153,312	55,887	209,199	26.79%	9.50%	2121	
2024	Felkstone	27/02/2009	-	19/01/2010	0.89 yrs	889,301	890,000	8.0 x 111,250	79,176	45,910	125,085	14.05%	15.86%	2024	
2024	St Neots	15/09/2003	-	03/02/2010	6.39 yrs	654,105	650,000	8.0 x 81,250	454,082	278,927	733,009	112.77%	12.54%	2024	
2116	Ipswich	19/12/2005	-	03/03/2010	4.21 yrs	2,037,834	2,037,500	12.5 x 163,000	201,450	360,730	562,180	27.59%	5.97%	2116	
2016	Chelmsford	28/09/2008	-	26/03/2010	5.07 yrs	2,853,119	2,840,500	12.5 x 227,200	478,186	60,691	538,877	18.97%	12.74%	2016	
2129	Hereford	02/03/2005	-	14/07/2008	3.45 yrs	1,477,288	1,467,500	10.0 x 146,750	152,976	370,959	523,935	35.68%	6.20%	2129	
2125	Dis	23/09/2010	-	17/06/2011	0.73 yrs	146,654	145,200	10.0 x 14,520	48,127	9,059	57,186	39.30%	5.93%	2125	
2124	Felkstone	09/11/2009	-	18/11/2011	2.02 yrs	428,178	435,000	10.0 x 43,500	2,593	8,824	11,417	2.62%	1.29%	2124	
2141	St Neots	07/02/2011	-	07/02/2011	4.47 yrs	823,916	827,500	10.0 x 82,750	149,958	186,504	336,462	40.66%	7.33%	2141	
2143	Devizes	21/11/2012	-	29/05/2014	1.52 yrs	431,763	430,000	10.0 x 43,000	142,883	268,249	411,132	95.66%	30.51%	2143	
2141	Chichester	15/06/2007	-	21/10/2014	7.36 yrs	3,764,542	1,545,000	10.0 x 154,500	(324,815)	36,526	179,409	-3.86%	-0.51%	2141	
2149	St Neots	23/08/2013	-	22/01/2015	1.42 yrs	698,298	690,000	10.0 x 69,000	149,606	52,232	201,838	29.25%	19.89%	2149	
2134	Melton Mowbray	23/04/2014	-	13/06/2015	1.14 yrs	502,209	500,000	10.0 x 50,000	18,105	18,105	169,023	33.80%	28.19%	2134	
2113	Remsey	10/10/2013	-	20/08/2015	1.86 yrs	1,116,983	1,120,000	10.0 x 112,000	165,828	123,467	309,295	27.62%	14.01%	2113	
2086	Melton Mowbray	22/08/2008	-	30/10/2015	7.19 yrs	779,421	774,000	9.0 x 86,000	147,129	271,301	418,430	54.08%	9.93%	2086	
2127	Newmarket	10/02/2015	-	10/02/2015	8.38 yrs	1,553,668	2,477,650	16.5 x 150,161	(304,529)	504,838	200,309	8.08%	0.93%	2127	
2148	East Dereham	03/03/2014	-	10/03/2016	2.02 yrs	936,453	935,000	8.5 x 110,000	526,875	106,155	633,030	67.70%	28.14%	2148	
2127	East Dereham	29/09/2010	-	08/11/2016	6.12 yrs	281,412	280,000	8.0 x 35,000	37,543	86,268	123,811	44.22%	7.03%	2127	
2096 /2097	Sudbury (restructured)	25/03/2015	-	24/11/2016	1.67 yrs	720,000	720,000	7.5 x 96,000	149,137	85,366	234,503	32.57%	13.38%	2096 /2097	
2144	Woodbridge	27/11/2013	-	24/12/2016	3.08 yrs	795,978	800,000	10.0 x 80,000	332,457	121,632	454,089	56.76%	15.73%	2144	
2093	Newark	01/06/2007	-	24/03/2017	9.82 yrs	2,752,961	2,739,825	11.0 x 249,075	(1,124,300)	806,250	(318,050)	-11.61%	-2.50%	2093	
2140	Stowmarket	19/12/2011	-	13/04/2017	5.34 yrs	844,276	648,000	8.0 x 81,000	199,530	199,508	399,138	61.60%			