

Ratcliffes Commercial Property Syndicate Investment Returns:1991-2020

D&A Syndicate	Property	Ownership Period			Gross Investment Cost	Net Investors Cash	Share Structure	Capital Gains/(Loss)	Returns			Annual Compound Return %	D&A Syndicate	
									Income Returns	Total Returns	Total Returns %			
1808	Rayleigh	24/06/1991	-	13/09/1991	0.22 yrs	243,908	75,000	7.5 x 10,000	8,105	2,793	10,898	14.53%	84.29%	1808
1809	Biggleswade	05/04/1991	-	25/03/1993	1.97 yrs	243,590	112,500	10.0 x 11,250	61,140	(4,920)	56,220	49.97%	22.81%	1809
1812	Clacton	30/08/1991	-	04/11/1993	2.18 yrs	484,721	160,000	8.0 x 20,000	141,752	(25,936)	115,816	72.39%	28.32%	1812
1807	Beccles	24/03/1991	-	06/05/1994	3.12 yrs	243,746	100,000	10.0 x 10,000	56,254	n/a	56,254	56.25%	15.38%	1807
1811	Gosport	17/05/1991	-	03/05/1994	2.96 yrs	234,472	87,500	10.0 x 8,750	70,528	n/a	70,528	80.60%	22.07%	1811
1815	St. Neots	29/09/1993	-	03/05/1994	0.59 yrs	762,103	212,500	10.0 x 21,250	235,286	2,611	237,897	111.95%	255.86%	1815
1814	Newmarket	08/04/1993	-	31/08/1994	1.40 yrs	649,794	190,000	9.5 x 20,000	175,206	10,617	185,823	97.80%	62.93%	1814
1824	Grantham	01/03/1994	-	01/08/1994	0.42 yrs	454,092	130,000	8.0 x 16,250	45,908	n/a	45,908	35.31%	105.75%	1824
1827	March	13/10/1994	-	29/04/1996	1.55 yrs	267,199	278,000	10.0 x 27,800	61,805	30,996	92,801	33.38%	20.49%	1827
1826	Ely	11/05/1994	-	29/11/1996	2.56 yrs	285,220	125,000	5.0 x 25,000	66,632	(1,940)	64,692	51.75%	17.72%	1826
1867 /1868	Margate	02/02/1996	-	01/12/1997	1.83 yrs	226,138	55,000	5.0 x 11,000	7,305	3,879	11,184	20.33%	10.64%	1867 /1868
1852	March	18/10/1995	-	02/12/1997	2.13 yrs	190,966	50,000	10.0 x 5,000	70,649	(6,468)	64,181	128.36%	47.46%	1852
1876 /1877	Bognor Regis	23/04/1996	-	07/05/1998	2.04 yrs	380,910	84,000	5.0 x 16,800	16,391	2,500	18,891	22.49%	10.46%	1876 /1877
1846	Spalding	20/03/1995	-	18/05/1998	3.16 yrs	182,009	182,000	4.0 x 45,500	33,616	36,550	70,166	38.55%	10.85%	1846
1926	Felixstowe	22/10/1997	-	28/05/1998	0.60 yrs	122,425	125,000	5.0 x 25,000	36,513	(13,010)	23,503	18.80%	33.44%	1926
1900	Rushden	29/07/1997	-	07/04/1999	1.69 yrs	183,525	185,200	8.0 x 23,150	24,553	(6,555)	17,998	9.72%	5.64%	1900
1841	Banbury	04/05/1995	-	24/04/1999	3.98 yrs	183,432	184,000	4.0 x 46,000	9,053	49,932	58,985	32.06%	7.25%	1841
1933	Monmouth	07/10/1997	-	11/06/1999	1.68 yrs	252,272	252,000	6.0 x 42,000	68,642	21,655	90,297	35.83%	20.04%	1933
1816	Great Yarmouth	15/11/1993	-	17/06/1999	5.59 yrs	508,327	160,000	4.0 x 40,000	43,583	36,147	79,730	49.83%	7.50%	1816
1853	Haddington	28/02/1997	-	30/09/1999	2.59 yrs	413,550	420,000	7.0 x 60,000	101,638	102,313	203,951	48.56%	16.54%	1853
1835	Boscombe	18/05/1995	-	06/01/2000	4.64 yrs	284,878	283,150	7.0 x 40,450	212,794	27,900	240,694	85.01%	14.17%	1835
1938	Great Yarmouth	15/05/1998	-	14/01/2000	1.67 yrs	339,898	355,500	9.0 x 39,500	60,205	(4,201)	56,004	15.75%	9.16%	1938
1878	Braintree	06/03/1997	-	24/02/2000	2.97 yrs	579,632	569,620	5.0 x 113,924	197,346	118,860	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	35,562	28,130	63,692	52.21%	15.97%	1911
1895	Devizes	16/07/1996	-	24/03/2000	3.69 yrs	256,819	257,500	5.0 x 51,500	66,698	80,356	147,054	57.11%	13.02%	1895
1836 /1839	Bristol	07/03/1995	-	31/03/2000	5.07 yrs	4,106,435	1,050,000	10.5 x 100,000	1,168,872	60,610	1,229,482	117.09%	16.52%	1836 /1839
1857 /1858	Henley On Thames, Malborough & Wells	26/01/1996	-	09/03/2001	5.12 yrs	1,534,066	420,000	6.0 x 70,000	335,791	102,231	438,022	104.29%	14.97%	1857 /1858
1965	Thetford	22/11/1999	-	09/04/2001	1.38 yrs	186,300	200,000	10.0 x 20,000	53,774	(2,149)	51,625	18.09%	18.95%	1965
1904 /1910	Skegness	16/01/1997	-	14/05/2001	4.33 yrs	903,780	240,000	8.0 x 30,000	198,256	53,283	251,539	104.81%	18.02%	1904 /1910
1892	Billericay	19/12/1996	-	05/06/2001	4.46 yrs	548,196	537,000	5.0 x 107,400	204,992	107,016	312,008	58.10%	10.81%	1892
1861 /1862	Hunstanton, Saffron Walden, Royston and Thetford	12/12/1995	-	11/06/2001	5.50 yrs	971,176	272,700	6.0 x 45,450	173,931	101,128	275,059	100.87%	13.52%	1861 /1862
1917 /1918	Newbury	06/06/1997	-	12/06/2001	4.02 yrs	1,062,670	230,000	10.0 x 23,000	121,080	57,358	178,438	15.36%	19.17%	1917 /1918
1838 /1842	Woodbridge (3)	29/03/1995	-	18/07/2001	6.31 yrs	685,682	270,000	12.0 x 22,500	168,515	31,193	199,708	73.97%	9.17%	1838 /1842
1832	Boston (2)	12/01/1995	-	03/09/2001	6.65 yrs	319,626	117,000	6.0 x 19,500	12,937	37,336	50,273	42.97%	5.53%	1832
1888 /1889	Bridgwater	01/08/1996	-	28/09/2001	5.16 yrs	3,883,827	870,000	10.0 x 87,000	1,023,673	382,234	1,405,907	161.60%	20.48%	1888 /1889
1855 /1856	Deal	28/09/1995	-	19/10/2001	6.06 yrs	627,396	159,000	6.0 x 26,500	27,548	40,600	68,148	42.86%	6.06%	1855 /1856
1894 /1903	Newmarket	26/11/1996	-	13/11/2001	4.97 yrs	669,901	175,000	5.0 x 35,000	47,509	17,990	65,499	37.43%	6.61%	1894 /1903
1936 /1937	Wells	01/03/2000	-	13/11/2001	1.70 yrs	683,456	234,000	6.0 x 39,000	50,752	11,675	62,427	26.68%	14.89%	1936 /1937
1885 /1886	Devizes	08/10/1996	-	18/11/2001	5.12 yrs	315,679	97,500	6.5 x 15,000	16,673	26,593	43,266	44.38%	7.44%	1885 /1886
1872 /1873	Deal	26/02/1996	-	06/12/2001	5.78 yrs	398,157	120,000	12.0 x 10,000	58,210	33,524	91,734	76.45%	10.32%	1872 /1873
1929	King's Lynn	26/05/1999	-	17/12/2001	2.56 yrs	296,693	300,000	10.0 x 30,000	104,650	20,572	125,222	41.74%	14.57%	1929
1915 /1916	Monmouth & Ilkeston (5)	25/04/1997	-	03/01/2002	4.70 yrs	1,846,322	396,460	10.5 x 37,758	21,114	47,833	68,947	17.39%	3.47%	1915 /1916
1831	Monmouth, Littlehampton, Christchurch & Great Yarmouth	15/11/1995	-	23/01/2002	6.19 yrs	3,378,536	1,145,000	20.0 x 57,250	171,433	313,356	484,789	42.34%	5.86%	1831
1946 /1947	Edgbaston	05/03/1999	-	23/01/2002	2.89 yrs	1,617,048	324,000	6.0 x 54,000	141,412	113,683	255,095	78.73%	22.25%	1946 /1947
1874 /1875	Monmouth (2)	11/04/1996	-	15/02/2002	5.85 yrs	1,393,963	225,000	6.0 x 37,500	258,636	129,073	387,709	172.32%	18.67%	1874 /1875
1833	Ross-On-Wye, Llandudno & Bridgwater	31/01/1995	-	01/03/2002	7.08 yrs	2,017,682	650,000	13.0 x 50,000	25,002	105,982	130,984	20.15%	2.63%	1833
1883 /1884	Llandudno (2)	10/07/1996	-	08/04/2002	5.75 yrs	1,058,398	304,000	4.0 x 76,000	96,000	104,970	200,970	66.11%	9.23%	1883 /1884
1891	Bridgwater	23/03/1998	-	12/04/2002	4.06 yrs	406,270	407,250	9.0 x 45,250	81,742	144,646	226,388	55.59%	11.51%	1891
1854	Stowmarket	10/08/1995	-	19/04/2002	6.70 yrs	263,831	262,500	7.0 x 37,500	(21,654)	127,107	105,453	40.17%	5.17%	1854
1922 /1923	Sudbury (2)	22/09/1997	-	07/06/2002	4.71 yrs	732,126	190,000	8.0 x 23,750	407,328	1,210	408,538	215.02%	27.59%	1922 /1923
1847 /1848	Yeovil	31/07/1995	-	10/06/2002	6.87 yrs	1,055,086	270,000	6.0 x 45,000	218,504	79,840	298,344	110.50%	11.45%	1847 /1848
1975 /1976	King's Lynn (2)	11/06/2001	-	15/07/2002	1.09 yrs	859,388	220,000	4.0 x 55,000	217,216	15,989	233,205	106.00%	93.70%	1975 /1976
1955 /1966	Stamford	22/05/2000	-	23/08/2002	2.25 yrs	312,820	84,600	9.0 x 9,400	88,027	3,650	91,677	108.37%	38.48%	1955 /1966
1919 /1920	Cheltenham	29/07/1997	-	30/09/2002	5.18 yrs	1,028,408	288,000	6.0 x 48,000	362,089	(14,088)	348,001	120.83%	16.54%	1919 /1920
1934 /1935	Ashford	29/06/1998	-	14/10/2002	4.30 yrs	900,023	266,000	7.0 x 38,000	86,315	14,888	101,203	38.05%	7.79%	1934 /1935
1942 /1943	Devizes	15/07/1998	-	24/12/2002	4.45 yrs	618,181	137,500	5.0 x 27,500	414,247	55,051	469,298	341.31%	39.64%	1942 /1943
1951 /1952	Sevenoaks	15/01/1999	-	03/01/2003	3.97 yrs	744,632	167,500	5.0 x 33,500	188,670	41,080	229,750	137.16%	24.30%	1951 /1952
1924 /1925	St. Ives	14/08/1997	-	10/01/2003	5.41 yrs	595,071	145,000	5.0 x 29,000	112,959	62,552	175,511	121.04%	15.79%	1924 /1925
1977 /1978	Ely	10/08/2001	-	19/06/2003	1.86 yrs	861,625	220,000	11.0 x 20,000	199,933	44,086	244,019	110.92%	49.45%	1977 /1978
1913 /1914	Biggleswade	20/03/1997	-	10/07/2003	6.31 yrs	857,244	240,000	6.0 x 40,000	182,904	83,731	266,635	111.10%	12.57%	1913 /1914
1993	St. Ives	31/07/2002	-	11/07/2003	0.95 yrs	540,624	542,000	10.0 x 54,200	145,213	34,324	179,537	33.12%	35.35%	1993
1957 /1958	King's Lynn	07/12/2000	-	18/07/2003	2.61 yrs	1,309,966	330,000	6.0 x 55,000	451,642	48,175	499,817	151.46%	42.36%	1957 /1958
1972	Sudbury	26/06/2001	-	26/10/2003	2.33 yrs	367,878	336,000	6.0 x 56,000	249,339	34,004	283,343	29.95%	34.00%	1972
1969	Thetford (3)	01/06/2001	-	09/12/2003	2.52 yrs	229,853	200,000	8.0 x 25,000	238,329	9,180	247,509	123.75%	37.60%	1969
1994	St. Ives (2)	13/08/2002	-	19/12/2003	1.35 yrs	468,968	467,500	5.0 x 93,500	75,164	24,689	99,853	21.36%	15.41%	1994
1944 /1945	Truro	06/10/1999	-	30/01/2004	4.32 yrs	804,254	166,000	5.0 x 33,200	194,948	4,238	199,186	119.99%	20.02%	1944 /1945
2012 /2013	Boston	01/04/2003	-	20/04/2004	1.05 yrs	1,353,311	375,000	10.0 x 37,500	175,000	16,160	191,160	50.98%	47.78%	2012 /2013
1949 /1890	Maidstone	25/01/1999	-	24/03/2004	5.16 yrs	2,178,172	576,000	8.0 x 72,000	342,537	225,804	568,341	98.67%	14.22%	1949 /1890
2014	Ipswich	06/08/2003	-	29/04/2004	0.73 yrs	1,972,635	2,004,050	12.5 x 160,324	557,711	65,500	623,			

Ratcliffes Commercial Property Syndicate Investment Returns:1991-2020

D&A Syndicate	Property	Ownership Period		Gross Investment Cost	Net Investors Cash	Share Structure	Capital Gains/(Loss)	Returns Income Returns	Total Returns	Total Returns %	Annual Compound Return %	D&A Syndicate
1963 /1964	St Ives	02/08/1999 - 02/06/2006	6.84 yrs	724,978	148,000	4.0 x 37,000	333,897	66,408	400,305	270.48%	21.11%	1963 /1964
1950	Sudbury	01/03/2000 - 25/08/2006	6.49 yrs	665,813	667,100	7.0 x 95,300	902,162	337,675	1,239,837	185.85%	17.57%	1950
2037 /2038	Great Yarmouth	23/12/2004 - 02/11/2006	1.86 yrs	1,478,743	278,000	5.0 x 55,600	481,232	8,651	489,883	176.22%	72.66%	2037 /2038
1981	Newark	01/02/2002 - 07/11/2006	4.77 yrs	799,767	798,000	12.0 x 66,500	1,003,366	285,113	1,288,479	161.46%	22.34%	1981
1959	Newark	01/06/2001 - 07/11/2006	5.44 yrs	773,216	775,000	10.0 x 77,500	1,274,974	392,799	1,667,773	215.20%	23.50%	1959
2045 /2046	Skegness (4)	21/06/2005 - 17/01/2007	1.58 yrs	2,891,157	727,500	7.5 x 97,000	190,587	3,958	194,545	26.74%	16.23%	2045 /2046
2047	Boston	04/08/2005 - 12/04/2007	1.69 yrs	611,866	609,315	7.0 x 87,045	98,157	47,153	145,310	23.85%	13.51%	2047
2027	Boston	15/06/2004 - 26/01/2007	2.62 yrs	641,012	654,300	12.0 x 54,525	144,510	53,544	198,054	30.27%	10.64%	2027
2025 /2026	Deal	19/05/2004 - 29/01/2007	2.70 yrs	537,087	126,500	11.0 x 11,500	198,544	11,060	209,604	165.69%	43.63%	2025 /2026
2088	Ipswich	17/04/2007 - 09/07/2007	0.23 yrs	239,699	237,500	5.0 x 47,500	32,032	946	32,978	77.14%	2088	
1995 /1996	Norwich	19/08/2002 - 22/06/2007	4.84 yrs	2,769,760	1,275,000	10.0 x 127,500	1,128,932	402,923	1,531,855	120.15%	17.69%	1995 /1996
2036	Southend 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%	2036
2061 /2062	Lichfield	08/08/2006 - 25/05/2007	0.79 yrs	1,287,567	340,100	10.0 x 34,010	63,463	(7,017)	56,446	16.60%	21.32%	2061 /2062
2091 /2092	South Audley Street, London	27/06/2007 - 25/03/2009	1.75 yrs	5,837,607	1,740,000	12.0 x 145,000	970,173	(18,569)	951,604	54.69%	28.40%	2091 /2092
2053	King's Lynn	03/02/2006 - 01/07/2009	3.41 yrs	785,129	776,800	8.0 x 97,100	64,430	119,129	183,559	23.63%	6.42%	2053
2039 /2040	Billericay	04/02/2005 - 14/09/2009	4.61 yrs	1,115,768	259,200	5.0 x 51,840	150,313	23,796	174,109	67.17%	11.79%	2039 /2040
2087	Haverhill	16/04/2007 - 26/11/2009	2.62 yrs	898,975	892,000	8.0 x 111,500	183,312	26,787	238,999	26.78%	9.50%	2087
2121	Felixstowe	27/02/2009 - 19/01/2010	0.89 yrs	889,301	890,000	8.0 x 111,250	79,175	45,910	125,085	14.05%	15.86%	2121
2004	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%	2004
2052	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%	2052
2116	Chelmsford	29/09/2008 - 12/03/2010	1.45 yrs	2,863,119	2,840,000	12.5 x 227,200	478,186	60,691	538,877	18.97%	12.74%	2116
2016	Hereford	02/03/2005 - 26/03/2010	5.07 yrs	1,477,268	1,467,500	10.0 x 146,750	152,576	370,959	523,535	35.68%	6.20%	2016
2129	Diss	23/09/2010 - 17/06/2011	0.73 yrs	146,654	145,200	10.0 x 14,520	48,127	8,059	56,186	38.70%	56.39%	2129
2125	Felixstowe	09/11/2009 - 18/11/2011	2.02 yrs	428,118	435,000	10.0 x 43,500	2,593	8,824	11,417	2.62%	1.29%	2125
2048 /2049	Chester	15/09/2005 - 15/12/2011	6.25 yrs	1,877,276	958,000	5.0 x 191,600	(92,057)	97,598	5,541	0.58%	0.09%	2048 /2049
2041 /2042	Norwich	14/01/2005 - 12/11/2013	8.83 yrs	9,695,675	3,354,000	12.0 x 279,500	(2,755,230)	(91,309)	(2,846,539)	-84.87%	-19.25%	2041 /2042
1999 /2000	Biggleswade	01/10/2002 - 15/01/2014	11.30 yrs	647,706	648,000	9.0 x 72,000	297,345	473,334	770,679	118.93%	7.18%	1999 /2000
2124	St Neots	20/08/2009 - 07/02/2014	4.47 yrs	823,916	827,500	10.0 x 82,750	149,958	186,504	336,462	40.66%	7.93%	2124
2050 /2051	Leeds	05/12/2005 - 08/04/2014	8.35 yrs	8,398,149	2,260,000	10.0 x 226,000	(2,260,000)	14,711	(2,245,289)	-99.35%	-45.30%	2050 /2051
2143	Devizes	21/11/2012 - 29/05/2014	1.52 yrs	431,763	430,000	10.0 x 43,000	142,883	36,526	179,409	41.72%	25.83%	2143
2110 /2111	Clacton on Sea	18/01/2008 - 30/05/2014	6.37 yrs	781,384	785,400	6.0 x 130,900	102,127	48,917	151,044	19.23%	2.80%	2110 /2111
2099	Chichester	15/06/2007 - 21/10/2014	7.36 yrs	3,764,542	1,545,000	10.0 x 154,500	(324,815)	268,249	(56,566)	-3.66%	-0.51%	2099
2141	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%	19.86%	2141
2074 /2075	Ingatstone	24/01/2007 - 27/03/2015	8.18 yrs	2,584,893	710,000	8.0 x 88,750	(676,748)	40,788	(635,960)	-89.57%	-24.16%	2074 /2075
2043 /2044	Edinburgh	15/04/2005 - 27/03/2015	9.95 yrs	28,629,744	7,140,000	20.0 x 357,000	(3,319,469)	3,267,397	(52,072)	-0.73%	-0.07%	2043 /2044
2102 /2103	Preston	05/09/2007 - 29/05/2015	7.73 yrs	7,211,828	3,405,100	12.5 x 296,096	(3,405,100)	(783,014)	(4,188,114)	-123.00%	-12.94%	2102 /2103
2149	Melton Mowbray	23/04/2014 - 12/06/2015	1.14 yrs	502,209	500,000	10.0 x 50,000	150,918	18,105	169,023	33.80%	29.19%	2149
2134	Romsey	10/10/2013 - 20/08/2015	1.86 yrs	1,116,983	1,120,000	10.0 x 112,000	185,828	123,467	309,295	27.62%	14.01%	2134
2113	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	54.06%	6.19%	2113
2076 /2077	Lowestoft	27/03/2007 - 30/10/2015	8.60 yrs	4,890,452	1,285,000	10.0 x 128,500	(1,285,000)	472,909	(812,091)	-63.20%	-10.97%	2076 /2077
2066	Newmarket	25/09/2006 - 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%	2066
1989 /1990	Guildford	23/05/2002 - 09/11/2015	13.47 yrs	6,038,484	1,737,500	12.5 x 139,000	(1,798,904)	1,870,462	71,558	4.12%	0.30%	1989 /1990
1991 /1992	Newport	28/09/2005 - 29/01/2016	10.34 yrs	4,806,446	1,200,000	10.0 x 120,000	(1,200,000)	611,463	(588,537)	-49.04%	-6.31%	1991 /1992
2148	Bishop's Stortford	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%	29.14%	2148
2054 /2055	Carmarthen	01/02/2006 - 31/03/2016	10.17 yrs	10,984,207	2,606,250	12.5 x 208,500	(2,606,250)	1,275,213	(1,331,037)	-51.07%	-6.79%	2054 /2055
2138	East Dereham	31/05/2011 - 19/10/2016	5.39 yrs	281,412	280,000	8.0 x 35,000	37,543	86,268	123,811	44.22%	7.03%	2138
2127	East Dereham	29/09/2010 - 08/11/2016	6.12 yrs	927,605	785,000	10.0 x 78,500	189,818	30,549	220,367	28.07%	4.13%	2127
2010 /2011	Swindon	20/03/2003 - 15/11/2016	13.67 yrs	3,156,273	3,467,500	19.0 x 182,500	884,116	1,666,031	2,550,147	73.54%	4.12%	2010
2096 /2097	Sudbury	25/05/2007 - 24/11/2016	9.51 yrs	1,163,593	307,500	7.5 x 41,000	(290,666)	43,674	(246,992)	-80.32%	-15.71%	2096 /2097
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%	18.38%	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	Newbury	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%	-1.25%	2093
2100 /2101	Hereford	13/11/2007 - 10/04/2017	9.41 yrs	6,435,575	1,925,000	12.5 x 154,000	(1,925,000)	231,600	(1,693,400)	-87.97%	-20.14%	2100 /2101
2019 /2020	Braintree	13/02/2004 - 13/04/2017	13.17 yrs	1,262,063	1,275,000	7.0 x 182,143	269,613	400,355	669,968	52.55%	3.26%	2019 /2020
2140	Stowmarket	19/12/2011 - 19/04/2017	5.34 yrs	644,276	648,000	8.0 x 81,000	199,530	199,608	399,138	61.60%	9.41%	2140
2163	Fareham	29/06/2016 - 11/05/2017	0.87 yrs	946,542	951,625	11.5 x 82,750	522,507	40,254	562,761	59.14%	71.02%	2163
2063	Maidenhead	01/07/2006 - 25/09/2017	11.24 yrs	2,138,407	2,118,000	12.0 x 176,500	(869,278)	801,284.0	(67,994)	-3.21%	-0.29%	2063
2128	Stowmarket	23/09/2010 - 06/10/2017	7.04 yrs	594,223	666,000	8.0 x 83,250	43,788	44,928	88,716	13.32%	1.79%	2128
2122 /2123	Bury St Edmunds	02/04/2009 - 15/11/2017	8.63 yrs	2,414,447	2,422,500	17.0 x 142,500	461,086	1,230,205	1,691,291	69.82%	6.33%	2122
2155	Epping	23/04/2015 - 16/11/2017	2.57 yrs	1,611,697	1,602,500	12.5 x 128,200	336,624	182,106	518,730	32.37%	11.53%	2155
2171	Diss	01/03/2017 - 07/12/2017	0.77 yrs	300,567	312,500	12.5 x 25,000	36,273	10,930	47,203	15.10%	20.05%	2171
2131	Stamford	20/01/2011 - 11/12/2017	6.90 yrs	961,993	958,000	8.0 x 119,750	280,401	158,592	438,993	45.82%	5.62%	2131
2070	Maidenhead	24/01/2007 - 22/12/2017	10.92 yrs	3,783,574	3,877,500	15.0 x 258,500	(1,469,765)	1,007,131	(462,634)	-11.93%	-1.16%	2070
2057 /2058	Stowmarket, Felixstowe & Kings Lynn	25/03/2006 - 16/01/2018	11.82 yrs	5,061,130	1,946,980	7.5 x 259,597	(1,110,488)	743,455	(367,033)	-18.85%	-1.75%	2057 /2058
2132	Blandford Forum	21/03/2011 - 18/01/2018	6.84 yrs	280,138	280,000	10.0 x 28,000	458,108	155,551	613,659	219.16%	18.50%	2132
2150	Sudbury	15/01/2016 - 18/01/2018	2.01 yrs	554,477	543,750	12.5 x 43,500	67,193	64,171	131,364	24.16%	11.36%	2150
2030	Melton Mowbray	17/06/2004 - 29/11/2018	14.46 yrs	857,368	775,000	10.0 x 77,500	54,352	674,070	728,422	93.99%	4.69%	2030
2095	Haverhill	31/10/2007 - 28/03/2018	10.41 yrs	1,941,843	1,937,500	12.5 x 155,000	(126,683)	1,085,301	958,618	49.48%	3.94%	2095
2175	Stamford	12/10/2017 - 17/01/2019	1.27 yrs	777,747	939,315	8.5 x 110,508	183,473	(60,158)	123,315	13.13%	10.24%	2175
2172	St Ives	17/05/2017 - 28/09/2018	1.37 yrs	982,108	987,500	12.5 x 79,000	144,239	39,049	183,288	18.56%	13.26%	2172
2179	Ely	18/01/2018 - 19/09/2019	1.67 yrs	522,943	525,000	10.0 x 52,500	(103,943)	(5,217)	(109,160)	-20.79%	-13.04%	2179
168 Syndicates	199 Properties	Average ownership period	4.41 yrs	266,606,142	130,943,545							