

Appendix A

ADDRESS	2023 NET Financial Return	Next 5 Years Average Risk	Estimated Net Rent Trend 5 Years	Property Maintenance costs 1 to 5 Years (TOTAL)	Property Maintenance costs 6 to 10 Years (TOTAL)
Unit 3, WALKERS YARD	8.94%	6.50	-54.55%	30,000	0
UNIT 1, WALKERS YARD	11.46%	3.75	-115.23%	70,000	0
UNITS 1 TO 30, MANVERS BUSINESS PARK	9.32%	3.50	-13.52%	320,000	0
CANDLEBY LANE INDUSTRIAL ESTATE	6.55%	3.50	10.00%	0	0
DEBDALE LANE INDUSTRIAL ESTATE	5.45%	3.50	10.00%	0	0
GROUND & FIRST FLOOR, BRIDGFORD HALL	9.08%	3.50	0.00%	0	0
PHASE 1, COLLIERS BUSINESS PARK	10.02%	3.25	-2.68%	50,000	0
SUITES A TO I, THE POINT	9.58%	3.25	-19.35%	400,000	0
UNIT 1, BARDON 22, COALVILLE	6.83%	2.75	0.00%	0	50,000
6F, BOUNDARY COURT	7.59%	2.75	0.00%	0	0
PHASE 1, COTGRAVE SHOPPING CENTRE	11.46%	2.75	10.00%	0	25,000

<b>PHASE 2, COTGRAVE SHOPPING CENTRE</b>	N/A	2.25	0.00%	0	0
<b>PHASE 2, COLLIERS BUSINESS PARK</b>	8.42%	2.00	10.00%	0	0
<b>UNIT 3, FINCH CLOSE, LENTON LANE</b>	7.88%	1.75	10.00%	0	0
<b>BINGHAM ENTERPRISE CENTRE</b>	8.30%	1.50	10.00%	0	0
<b>SUITES A TO I, COTGRAVE BUSINESS HUB</b>	9.33%	1.50	-20.97%	70,000	0
<b>111, TRENT BOULEVARD, LADY BAY</b>	4.94%	1.25	10.00%	0	0
<b>UNIT 1, EDWALTON BUSINESS PARK</b>	5.63%	1.00	5.00%	0	0
<b>UNIT 3, EDWALTON BUSINESS PARK</b>	5.63%	1.00	5.00%	0	0
<b>OFFICE, COTGRAVE MULTISERVICE CENTRE</b>	8.76%	1.00	10.00%	0	0
<b>KIOSK, BRIDGFORD PARK</b>	6.97%	1.00	53.85%	0	0

<b>Actual Net Rent</b>	Actual Gross Rent with Property Maintenance Costs deducted.
<b>Estimated Net Rent</b>	Estimated Gross Rent with Property Maintenance Costs deducted.
	Risk score 3 +
	Risk score below 3 and capital expenditure £50k or less

