

## Appendix:

ADDRESS	2026 Asset Value	2026 Rent	2026 Rent Return on Asset Value	EPC Draft Recalcs. Industrial Estates (AV, EPC)	Next 5 Years Average Risk 1 to 10	Capital Costs 1 to 5 Years (TOTAL)	Capital Costs 6 to 10 Years (TOTAL)
Unit 3, WALKERS YARD	£110,100	£11,000	9.99%	D	6.75	0	0
SUITES A TO I, THE POINT	£3,280,200	£284,526	8.67%	B	4.25	400,000	0
PHASE 1, COLLIERS BUSINESS PARK	£931,700	£90,672	9.73%	C	3.25	0	0
GROUND & FIRST FLOOR, BRIDGFORD HALL	£925,000	£81,000	8.76%	C	3.25	0	0
UNITS 1 TO 30, MANVERS BUSINESS PARK	£3,173,100	£291,731	9.19%	C	3.00	120,000	0
UNIT 1, WALKERS YARD	£102,400	£12,150	11.87%	B	3.00	0	0
6F, BOUNDARY COURT	£808,300	£63,600	7.87%	B	2.75	0	0
PHASE 1, COTGRAVE SHOPPING CENTRE	£548,900	£68,001	12.39%	B	2.75	0	0
COTGRAVE PHASE 2	£1,265,100	£104,816	8.29%	A	2.50	0	0
UNIT 1, BARDON 22, COALVILLE	£1,927,500	£142,000	7.37%	C	2.00	0	0
PHASE 2, COLLIERS BUSINESS PARK	£1,572,900	£131,998	8.39%	C	2.00	0	0
UNIT 3, FINCH CLOSE, LENTON LANE	£916,200	£77,092	8.41%	C	1.75	0	0
KIOSK, BRIDGFORD PARK	£123,000	£10,957	8.91%	B	1.75	0	0
MOBILE HOME PARK, GREENACRES, ADBOLTON LANE	£442,400	£39,947	9.03%	N/A	1.75	0	0
ROUTER SITE AT SPINNEY HILL STABLE BLOCK	£140,200	£7,380	5.26%	C	1.75	0	0
UNIT 3, EDWALTON BUSINESS PARK	£2,162,400	£136,850	6.33%	A	1.50	0	0
BINGHAM ENTERPRISE CENTRE	£1,107,400	£103,815	9.37%	B	1.50	0	0
SUITES A TO I, COTGRAVE BUSINESS HUB	£494,100	£39,556	8.01%	B	1.50	0	0
111, TRENT BOULEVARD, LADY BAY	£1,494,000	£77,021	5.16%	B	1.25	0	0
UNIT 1, EDWALTON BUSINESS PARK	£1,674,300	£110,000	6.57%	A	1.25	0	0
OFFICE, COTGRAVE MULTISERVICE CENTRE	£71,100	£6,480	9.11%	B	1.00	0	0
CADETS, LAND AT OLD GRESHAM PAVILION	£200,700	£12,017	5.99%	N/A	1.00	0	0
<b>TOTALS:</b>	<b>£23,471,000</b>	<b>£1,902,609</b>		Average Risk	<b>2.34</b>		