

Appendix B – Property Asset Table

ADDRESS	Property Maintenance Costs 1 to 5 Years (TOTAL)	Property Maintenance Costs 6 to 10 Years (TOTAL)	Estimated Annual Return 2021 - 2026	Estimated Annual Net Rent Trend 2021 - 2026	Property Maintenance Costs 1 to 5 Years (PA)	Next 5 Years Average Risk 1 to 10 1 = Lowest Risk 10 = Highest Risk
UNITS 1 TO 30, MANVERS BUSINESS PARK	£345,000	£150,000	7.17%	-22.14%	69,000	3.75
UNIT 1, BARDON 22, COALVILLE	£130,000	£0	5.29%	-21.67%	26,000	4.25
UNIT 10, MOORBRIDGE ROAD, BINGHAM	£60,000	£15,000	7.81%	-18.75%	12,000	2.25
SUITES A TO I, THE POINT	£140,000	£299,000	7.37%	-13.88%	28,000	3.75
6F, BOUNDARY COURT	£15,000	£5,000	7.32%	-9.69%	3,000	3.00
PHASE 1, COLLIERS BUSINESS PARK	£50,000	£15,000	9.41%	-8.90%	10,000	3.50
Unit 3, WALKERS YARD	£0	£30,000	9.48%	0.00%	0	4.75
UNIT 1, WALKERS YARD	£0	£41,000	12.86%	0.00%	0	4.75
CANDLEBY LANE INDUSTRIAL ESTATE	£0	£0	5.76%	0.00%	0	4.25
DEBDALE LANE INDUSTRIAL ESTATE	£0	£0	4.37%	0.00%	0	4.25
PHASE 1, COTGRAVE SHOPPING CENTRE	£0	£18,000	11.87%	0.00%	0	3.00
PHASE 2, COTGRAVE SHOPPING CENTRE	£0	£0	9.41%	0.00%	0	2.00
UNIT 3, FINCH CLOSE, LENTON LANE	£0	£0	7.26%	0.00%	0	1.75
UNIT 1, EDWALTON BUSINESS PARK	£0	£0	5.64%	0.00%	0	1.00
UNIT 3, EDWALTON BUSINESS PARK	£0	£0	5.59%	0.00%	0	1.00
GROUND & FIRST FLOOR, BRIDGFORD HALL	£20,000	£20,000	9.04%	0.57%	4,000	3.25
PHASE 2, COLLIERS BUSINESS PARK	£0	£0	9.47%	5.00%	0	2.75
KIOSK, BRIDGFORD PARK	£0	£0	7.17%	5.00%	0	2.00

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SUITES A TO I, COTGRAVE BUSINESS HUB	£0	£0	9.10%	5.00%	0	1.50
111, TRENT BOULEVARD, LADY BAY	£0	£0	4.88%	5.00%	0	1.25
OFFICE, COTGRAVE MULTISERVICE CENTRE	£0	£0	9.54%	10.00%	0	1.00

Actual Net Rent	Actual Gross Rent with Property Maintenance Costs deducted.
Estimated Net Rent	Estimated Gross Rent with Property Maintenance Costs deducted.
	Estimated reduction in net income.
	Net income estimated as stable.