

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 |

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|---------------------------|--|
| 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. |