

Appendix 3a (Business Plan Appendix 1)
Oportunitas Limited Property Schedule at March 2020

ITEM NUMBER	ASSET REFERENCE	PROPERTY ADDRESS	DESCRIPTION	PURCHASE COST (EXCLUDING SDLT)	VALUATION AT 31/03/20	CURRENT RENT PCM	RENTAL YIELD %
1	AR0001	Flat 1, 2 Walter Tull Way, Folkestone	1 bed flat	£200,000	£151,000	£550	4.37%
2	AR0002	Flat 2, 2 Walter Tull Way, Folkestone	1 bed flat		£144,500	£540	4.48%
3	AR0003	4 Walter Tull Way, Folkestone	2 bed house	£155,000	£216,500	£775	4.30%
4	AR0004	6 Watler Tull Way, Folkestone	2 bed house	£155,000	£216,500	£700	3.88%
5	AR0005	16 Walter Tull Way, Folkestone	3 bed house	£170,000	£236,700	£850	4.31%
6	AR0006	2 Grove Terrace, Folkestone	4 bed house	£160,000	£202,000	£865	5.14%
7	AR0007a	Flat 1, 15 Grace Hill, Folkestone	1 bed flat	£500,000	£102,700	£560	6.54%
8	AR0007b	Flat 2, 15 Grace Hill, Folkestone	1 bed flat		£102,700	£585	6.84%
9	AR0007c	Flat 3, 15 Grace Hill, Folkestone	1 bed flat		£99,100	£585	7.08%
10	AR0007d	Flat 4, 15 Grace Hill, Folkestone	1 bed flat		£93,500	£510	6.55%
11	AR0007e	Flat 5, 15 Grace Hill, Folkestone	1 bed flat		£93,500	£515	6.61%
12	AR0007f	Commercial Unit, 15 Grace Hill	Office space		£81,000	£625	9.26%
13	AR0008a	Flat 1, 82 Leyburne Road, Dover	2 bed flat	£810,000	£103,250	£590	6.86%
14	AR0008b	Flat 2, 82 Leyburne Road, Dover	2 bed flat		£120,000	£590	5.90%
15	AR0008c	Flat 3, 82 Leyburne Road, Dover	2 bed flat		£120,000	£560	5.60%
16	AR0008d	Flat 4, 82 Leyburne Road, Dover	2 bed flat		£114,500	£600	6.29%
17	AR0009a	Flat 1, 84 Leyburne Road, Dover	2 bed flat		£103,250	£625	7.26%
18	AR0009b	Flat 2, 84 Leyburne Road, Dover	2 bed flat		£120,000	£550	5.50%
19	AR0009c	Flat 3 84 Leyburne Road, Dover	2 bed flat		£120,000	£545	5.45%
20	AR0009d	Flat 4, 84 Leyburne Road, Dover	2 bed flat		£114,500	£550	5.76%
21	AR0010a	Flat 1, 19 Castle Hill Avenue, Folkestone	1 bed flat	£1,200,000	£133,500	£635	5.71%
22	AR0010b	Flat 2, 19 Castle Hill Avenue, Folkestone	1 bed flat		£143,750	£640	5.34%
23	AR0010c	Flat 3, 19 Castle Hill Avenue, Folkestone	2 bed flat		£176,000	£675	4.60%
24	AR0010d	Flat 4, 19 Castle Hill Avenue, Folkestone	1 bed flat		£138,500	£625	5.42%
25	AR0010e	Flat 5, 19 Castle Hill Avenue, Folkestone	1 bed flat		£133,500	£610	5.48%
26	AR0010f	Flat 6, 19 Castle Hill Avenue, Folkestone	1 bed flat		£133,500	£595	5.35%
27	AR0010g	Flat 7, 19 Castle Hill Avenue, Folkestone	1 bed flat		£122,750	£610	5.96%
28	AR0010h	Flat 8, 19 Castle Hill Avenue, Folkestone	1 bed flat		£122,750	£605	5.91%
29	AR0010i	Flat 9, 19 Castle Hill Avenue, Folkestone	1 bed flat		£117,250	£610	6.24%
30	AR0010j	Flat 10, 19 Castle Hill Avenue, Folkestone	1 bed flat		£117,250	£605	6.19%
31	AR0011a	Flat 1, 84 Sidney Street, Folkestone	1 bed flat	£385,000	£115,000	£530	5.53%
32	AR0011b	Flat 2, 84 Sidney Street, Folkestone	1 bed flat		£97,500	£535	6.58%
33	AR0011c	Flat 3, 84 Sidney Street, Folkestone	1 bed flat		£97,500	£525	6.46%
34	AR0011d	Flat 4, 84 Sidney Street, Folkestone	2 bed flat		£85,250	£625	8.80%
35	AR0012a	Flat 1, 1 Claremont Road, Folkestone	1 bed flat	£350,000	£87,250	£550	7.56%
36	AR0012b	Flat 2, 1 Claremont Road, Folkestone	1 bed flat		£97,500	£550	6.77%
37	AR0012c	Flat 3, 1 Claremont Road, Folkestone	1 bed flat		£97,500	£535	6.58%
38	AR0012d	Flat 4, 1 Claremont Road, Folkestone	1 bed flat		£80,100	£460	6.89%
39	AR0012e	Flat 1a, 1 Claremont Road, Folkestone	1 bed flat	£80,000	£101,000	£595	7.07%

Total	£4,085,000	£4,852,550	£23,385	5.78%
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Gain on purchase price

£767,550