

## Oportunitas Limited Property Schedule - Revaluation as at 31 March 2021

ITEM NUMBER	ASSET REFERENCE	PROPERTY ADDRESS	DESCRIPTION	PREVIOUS VALUATION 31/03/2020	VALUATION AT 31/03/2021	Increase %
1	AR0001	Flat 1, 2 Walter Tull Way, Folkestone	1 bed flat	£151,000	£159,500	5.629%
2	AR0002	Flat 2, 2 Walter Tull Way, Folkestone	1 bed flat	£144,500	£152,500	5.536%
3	AR0003	4 Walter Tull Way, Folkestone	2 bed house	£216,500	£236,500	9.238%
4	AR0004	6 Watler Tull Way, Folkestone	2 bed house	£216,500	£236,500	9.238%
5	AR0005	16 Walter Tull Way, Folkestone	3 bed house	£236,700	£258,500	9.210%
6	AR0006	2 Grove Terrace, Folkestone	4 bed house	£202,000	£220,000	8.911%
7	AR0007a	Flat 1, 15 Grace Hill, Folkestone	1 bed flat	£102,700	£108,500	5.648%
8	AR0007b	Flat 2, 15 Grace Hill, Folkestone	1 bed flat	£102,700	£104,500	1.753%
9	AR0007c	Flat 3, 15 Grace Hill, Folkestone	1 bed flat	£99,100	£104,500	5.449%
10	AR0007d	Flat 4, 15 Grace Hill, Folkestone	1 bed flat	£93,500	£98,750	5.615%
11	AR0007e	Flat 5, 15 Grace Hill, Folkestone	1 bed flat	£93,500	£98,750	5.615%
12	AR0007f	Commercial Unit, 15 Grace Hill	Office space	£81,000	£81,000	0.000%
13	AR0008a	Flat 1, 82 Leyburne Road, Dover	2 bed flat	£103,250	£108,000	4.600%
14	AR0008b	Flat 2, 82 Leyburne Road, Dover	2 bed flat	£120,000	£125,750	4.792%
15	AR0008c	Flat 3, 82 Leyburne Road, Dover	2 bed flat	£120,000	£125,750	4.792%
16	AR0008d	Flat 4, 82 Leyburne Road, Dover	2 bed flat	£114,500	£120,000	4.803%
17	AR0009a	Flat 1, 84 Leyburne Road, Dover	2 bed flat	£103,250	£108,000	4.600%
18	AR0009b	Flat 2, 84 Leyburne Road, Dover	2 bed flat	£120,000	£125,750	4.792%
19	AR0009c	Flat 3 84 Leyburne Road, Dover	2 bed flat	£120,000	£125,750	4.792%
20	AR0009d	Flat 4, 84 Leyburne Road, Dover	2 bed flat	£114,500	£120,000	4.803%
21	AR0009e	Building Plot 84 Leyburne Road, Dover	Land	£0	£56,000	n/a
22	AR0010a	Flat 1, 19 Castle Hill Avenue, Folkestone	1 bed flat	£133,500	£141,000	5.618%
23	AR0010b	Flat 2, 19 Castle Hill Avenue, Folkestone	1 bed flat	£143,750	£152,000	5.739%
24	AR0010c	Flat 3, 19 Castle Hill Avenue, Folkestone	2 bed flat	£176,000	£186,000	5.682%
25	AR0010d	Flat 4, 19 Castle Hill Avenue, Folkestone	1 bed flat	£138,500	£146,000	5.415%
26	AR0010e	Flat 5, 19 Castle Hill Avenue, Folkestone	1 bed flat	£133,500	£141,000	5.618%
27	AR0010f	Flat 6, 19 Castle Hill Avenue, Folkestone	1 bed flat	£133,500	£141,000	5.618%
28	AR0010g	Flat 7, 19 Castle Hill Avenue, Folkestone	1 bed flat	£122,750	£129,500	5.499%
29	AR0010h	Flat 8, 19 Castle Hill Avenue, Folkestone	1 bed flat	£122,750	£129,500	5.499%
30	AR0010i	Flat 9, 19 Castle Hill Avenue, Folkestone	1 bed flat	£117,250	£124,000	5.757%
31	AR0010j	Flat 10, 19 Castle Hill Avenue, Folkestone	1 bed flat	£117,250	£124,000	5.757%
32	AR0011a	Flat 1, 84 Sidney Street, Folkestone	2 bed flat	£115,000	£121,500	5.652%
33	AR0011b	Flat 2, 84 Sidney Street, Folkestone	1 bed flat	£97,500	£103,000	5.641%
34	AR0011c	Flat 3, 84 Sidney Street, Folkestone	1 bed flat	£97,500	£103,000	5.641%
35	AR0011d	Flat 4, 84 Sidney Street, Folkestone	1 bed flat	£85,250	£90,000	5.572%
36	AR0012a	Flat 1, 1 Claremont Road, Folkestone	1 bed flat	£87,250	£92,250	5.731%
37	AR0012b	Flat 2, 1 Claremont Road, Folkestone	1 bed flat	£97,500	£103,000	5.641%
38	AR0012c	Flat 3, 1 Claremont Road, Folkestone	1 bed flat	£97,500	£103,000	5.641%
39	AR0012d	Flat 4, 1 Claremont Road, Folkestone	1 bed flat	£80,100	£84,500	5.493%
40	AR0012e	Flat 1a, 1 Claremont Road, Folkestone (formerly Flat 5)	1 bed flat	£101,000	£106,750	5.693%
				£4,852,550	£5,195,500	7.067%
					£342,950	