

Ratcliffes Commercial Property Syndicate Investment Returns:1991-2009

D&A Syndicate	Property	Ownership Period	Gross Investment Cost	Net Investors Cash	Share Structure	Capital Gains	Returns Income Returns	Returns Total Returns	Returns Total Returns	Annual Compound Return %	D&A Syndicate	
1808	Rayleigh	24/06/1991 - 13/09/1991	0.22 yrs	243,808	75,000	7.5 x 10,000	8,105	2,793	10,898	14.53%	84.20%	1808
1809	Biggleswade	05/04/1991 - 25/03/1993	1.97 yrs	243,590	112,500	10.0 x 11,250	61,140	(4,920)	56,220	49.97%	22.81%	1809
1812	Clacton	30/08/1991 - 04/11/1993	2.18 yrs	484,721	160,000	8.0 x 20,000	141,752	(25,936)	115,816	72.39%	28.32%	1812
1807	Beccles	24/03/1991 - 06/05/1994	3.12 yrs	243,746	100,000	10.0 x 10,000	56,254	n/a	56,254	56.25%	15.38%	1807
1811	Gosport	17/05/1991 - 03/05/1994	2.96 yrs	234,472	87,500	10.0 x 8,750	70,528	n/a	70,528	80.60%	22.07%	1811
1815	St. Neots	29/08/1993 - 03/05/1994	0.59 yrs	762,103	212,500	10.0 x 21,250	236,286	2,611	237,897	111.95%	255.86%	1815
1814	Newmarket	08/04/1993 - 31/08/1994	1.40 yrs	649,794	190,000	9.5 x 20,000	10,617	185,823	196,440	97.80%	62.93%	1814
1824	Grantham	01/03/1994 - 01/08/1994	0.42 yrs	454,092	130,000	8.0 x 16,250	45,908	n/a	45,908	35.31%	105.75%	1824
1827	March	13/10/1994 - 29/04/1996	1.55 yrs	267,199	278,000	10.0 x 27,800	61,805	30,996	92,801	33.38%	20.49%	1827
1826	Ely	11/05/1994 - 29/11/1996	2.56 yrs	285,220	125,000	5.0 x 25,000	66,632	(1,940)	64,692	51.75%	17.72%	1826
1800	Rushden	02/02/1996 - 01/12/1997	1.83 yrs	228,138	55,000	5.0 x 11,000	7,305	3,879	11,184	20.33%	10.64%	1800
1852	March	18/10/1995 - 02/12/1997	2.13 yrs	190,966	50,000	10.0 x 5,000	70,649	(6,468)	64,181	128.36%	47.46%	1852
1876 /1877	Bognor Regis	23/04/1996 - 07/05/1998	2.04 yrs	380,910	84,000	5.0 x 16,800	16,391	2,500	18,891	22.49%	10.46%	1876 /1877
1846	Spalding	20/03/1995 - 18/05/1998	3.16 yrs	182,009	182,000	4.0 x 45,500	33,616	36,550	70,166	38.55%	10.85%	1846
1826	Felkstone	22/10/1997 - 28/05/1998	0.60 yrs	122,425	125,000	5.0 x 25,000	36,513	(13,010)	23,503	18.80%	33.44%	1826
1800	Rushden	29/07/1997 - 07/04/1999	1.69 yrs	183,525	185,200	8.0 x 23,150	24,553	17,998	42,551	9.72%	5.64%	1800
1841	Banbury	04/05/1995 - 24/04/1999	3.98 yrs	183,432	184,000	4.0 x 46,000	9,053	49,932	58,985	32.06%	7.25%	1841
1933	Monmouth	07/10/1997 - 11/06/1999	1.68 yrs	252,272	252,000	6.0 x 42,000	68,642	21,655	90,297	35.83%	20.04%	1933
1816	Great Yarmouth	15/11/1993 - 17/08/1999	5.59 yrs	508,327	160,000	4.0 x 40,000	43,583	36,147	79,730	49.83%	7.50%	1816
1853	Hadsping	28/02/1997 - 30/09/1999	2.59 yrs	413,550	420,000	7.0 x 60,000	101,638	102,313	203,951	48.56%	16.54%	1853
1835	Boscombe	18/05/1995 - 06/01/2000	4.64 yrs	284,878	283,150	7.0 x 40,450	212,794	27,900	240,694	85.01%	14.17%	1835
1938	Great Yarmouth	15/05/1998 - 14/01/2000	1.67 yrs	339,898	355,500	9.0 x 39,500	60,205	(4,201)	56,004	15.75%	9.16%	1938
1878	Braintree	06/03/1997 - 24/02/2000	2.97 yrs	579,632	569,620	5.0 x 113,924	197,346	118,860	316,206	55.51%	16.01%	1878
1911	Halstead	23/05/1997 - 14/05/2001	2.84 yrs	122,502	122,000	5.0 x 24,400	36,562	28,130	64,692	52.21%	15.97%	1911
1854	Devises	16/07/1996 - 24/03/2001	3.69 yrs	256,819	257,500	7.0 x 51,500	69,698	80,356	150,054	57.11%	13.22%	1854
1836 /1839	Bristol	07/03/1995 - 31/03/2000	5.07 yrs	4,106,435	1,050,000	10.5 x 100,000	1,168,872	60,810	1,229,682	117.09%	16.52%	1836 /1839
1857 /1858	Henley On Thames, Malborough & Wells	26/01/1996 - 09/03/2001	5.12 yrs	1,534,066	420,000	6.0 x 70,000	335,791	102,231	438,022	104.29%	14.97%	1857 /1858
1965	Theford	22/11/1999 - 09/04/2001	1.38 yrs	186,300	200,000	10.0 x 20,000	53,774	(2,149)	51,625	25.81%	18.09%	1965
1904 /1910	Skigness	16/01/1997 - 14/05/2001	4.33 yrs	903,780	240,000	8.0 x 30,000	198,296	53,283	251,579	50.81%	18.02%	1904 /1910
1864	Billesdon	19/12/1996 - 08/12/2001	4.46 yrs	548,496	537,000	5.0 x 107,400	537,000	204,982	742,982	58.10%	18.92	1864
1861 /1862	Hunstanton, Saffron Walden, Royston and Theford	12/12/1995 - 11/06/2001	5.50 yrs	971,176	272,700	6.0 x 45,450	173,931	101,128	275,059	100.87%	13.52%	1861 /1862
1917 /1918	Newbury	06/06/1997 - 12/06/2001	4.02 yrs	1,062,670	230,000	10.0 x 23,000	121,080	57,358	178,438	77.58%	15.36%	1917 /1918
1838 /1842	Woodridge (3)	29/03/1995 - 18/07/2001	6.31 yrs	686,682	270,000	12.0 x 22,500	186,515	31,193	217,708	73.97%	9.17%	1838 /1842
1832	Boston (2)	12/01/1995 - 03/09/2001	6.65 yrs	319,626	117,000	6.0 x 19,500	12,937	37,336	50,273	42.97%	5.53%	1832
1888 /1889	Bridgewater	01/08/1996 - 28/09/2001	5.16 yrs	3,883,827	870,000	16.0 x 87,000	1,026,807	382,234	1,409,041	161.63%	20.82%	1888 /1889
1855 /1856	Deal	28/09/1995 - 19/10/2001	6.06 yrs	627,396	159,000	6.0 x 26,500	27,548	40,600	68,148	42.86%	6.06%	1855 /1856
1894 /1903	Newmarket	26/11/1996 - 13/11/2001	4.97 yrs	669,901	175,000	5.0 x 35,000	47,509	17,990	65,499	37.43%	6.61%	1894 /1903
1936 /1937	Wells	01/03/2000 - 13/11/2001	1.70 yrs	684,456	234,000	6.0 x 39,000	50,752	11,675	62,427	26.68%	14.89%	1936 /1937
1865 /1866	Devises	08/10/1996 - 18/12/2001	5.12 yrs	97,500	97,500	6.5 x 15,000	16,673	26,593	43,266	7.44%	7.44%	1865 /1866
1872 /1873	Deal	26/02/1996 - 12/02/2001	5.78 yrs	398,157	120,000	12.0 x 10,000	67,820	91,734	159,554	78.45%	10.32%	1872 /1873
1929	King's Lynn	26/05/1999 - 17/12/2001	2.56 yrs	296,693	300,000	10.0 x 30,000	104,650	20,572	125,222	41.74%	14.57%	1929
1915 /1916	Monmouth & Ilkeston (5)	25/04/1997 - 03/01/2002	4.70 yrs	1,846,322	396,460	10.5 x 37,758	21,114	47,833	68,947	17.39%	3.47%	1915 /1916
1831	Monmouth, Littlehampton, Christchurch & Great Yarm	15/11/1995 - 23/01/2002	6.19 yrs	3,378,536	1,145,000	20.0 x 57,250	171,433	313,356	484,789	42.34%	5.86%	1831
1946 /1947	Edinburgh	05/03/1999 - 23/01/2002	2.89 yrs	1,617,048	299,000	6.0 x 54,200	141,412	113,893	255,305	78.73%	19.49	1946 /1947
1874 /1875	Monmouth (2)	11/04/1996 - 15/02/2002	5.85 yrs	1,393,983	225,000	6.0 x 37,500	258,636	129,073	387,709	172.32%	18.67%	1874 /1875
1833	Ross-On-Wye, Llandudno & Bridgwater	31/01/1995 - 01/03/2002	7.08 yrs	2,017,682	650,000	13.0 x 50,000	25,002	105,982	130,984	20.15%	2.63%	1833
1883 /1884	Llandudno (2)	10/07/1996 - 08/04/2002	5.75 yrs	1,058,398	304,000	4.0 x 76,000	96,000	104,970	200,970	66.11%	9.23%	1883 /1884
1891	Bridgwater	23/03/1998 - 12/04/2002	4.06 yrs	406,270	407,250	9.0 x 45,250	81,742	144,646	226,388	55.59%	11.51%	1891
1922 /1923	Stowmarket	10/08/1995 - 19/02/2002	6.70 yrs	263,851	298,000	7.0 x 37,500	50,400	127,107	177,507	40.17%	10.54%	1922 /1923
1847 /1848	Sutbury (2)	22/09/1997 - 07/06/2002	4.71 yrs	732,126	190,000	8.0 x 23,750	407,328	1,210	408,538	215.02%	27.59%	1847 /1848
1975 /1976	Yeovil	31/07/1995 - 10/06/2002	6.87 yrs	1,055,086	270,000	6.0 x 45,000	218,504	79,840	298,344	110.50%	11.45%	1975 /1976
1955 /1966	King's Lynn (2)	11/06/2001 - 15/07/2002	1.09 yrs	859,388	220,000	4.0 x 55,000	217,216	15,989	233,205	106.00%	93.70%	1955 /1966
1919 /1920	Stamford	22/05/2000 - 23/08/2002	2.25 yrs	312,820	84,600	9.0 x 9,400	88,027	3,650	91,677	108.37%	38.48%	1919 /1920
1934 /1935	Chesterham	29/07/1997 - 30/09/2002	5.18 yrs	1,028,408	288,000	6.0 x 48,000	288,000	(14,888)	273,112	102.83%	16.54%	1934 /1935
1942 /1943	Ashford	29/06/1998 - 14/10/2002	4.30 yrs	900,023	266,000	7.0 x 38,000	86,315	14,888	101,203	38.05%	7.79%	1942 /1943
1951 /1952	Devises	15/07/1998 - 24/12/2002	4.45 yrs	618,181	137,500	5.0 x 27,500	414,247	55,051	469,298	341.31%	39.64%	1951 /1952
1924 /1925	Sevenoaks	15/01/1999 - 03/01/2003	3.97 yrs	744,632	167,500	5.0 x 33,500	188,670	41,080	229,750	137.16%	24.30%	1924 /1925
1977 /1978	St. Ives	14/08/1997 - 10/01/2003	5.41 yrs	595,071	145,000	5.0 x 29,000	112,958	62,552	175,510	42.97%	15.79%	1977 /1978
1913 /1914	Ely	10/08/2001 - 19/06/2003	1.86 yrs	861,625	220,000	11.0 x 20,000	199,933	44,086	244,019	110.92%	49.48%	1913 /1914
1993	Biggleswade	20/03/1997 - 10/07/2003	6.31 yrs	857,244	240,000	6.0 x 40,000	182,904	266,635	449,539	111.10%	12.57%	1993
1957 /1958	St. Ives	31/07/2002 - 11/07/2003	0.95 yrs	540,624	542,000	10.0 x 54,200	145,213	34,324	179,537	33.12%	35.35%	1957 /1958
1972	King's Lynn	07/12/2000 - 18/07/2003	2.61 yrs	1,309,986	330,000	6.0 x 55,000	451,642	48,175	499,817	151.46%	42.36%	1972
1969	Sutbury	26/06/2001 - 26/10/2003	2.33 yrs	367,878	336,000	6.0 x 56,000	367,878	240,304	608,182	94.33%	19.72	1969
1994	Theford (3)	01/06/2001 - 09/12/2003	2.52 yrs	229,853	200,000	8.0 x 25,000	238,329	9,180	247,509	123.75%	37.60%	1994
1944 /1945	St. Ives (2)	13/08/2002 - 19/12/2003	1.35 yrs	468,968	467,500	5.0 x 93,500	75,164	24,699	99,863	21.36%	15.41%	1944 /1945
2012 /2013	Truro	08/10/1999 - 30/01/2004	4.32 yrs	804,254	166,000	5.0 x 33,200	194,948	4,238	199,186	119.99%	20.02%	2012 /2013
1949 /1890	Boston	01/04/2003 - 20/04/2004	1.05 yrs	1,353,311	375,000	10.0 x 37						