

Ratcliffe Commercial Property Syndicate Investment Returns: 1991-2011

D&A Syndicate	Property	Ownership Period	Gross Investment Cost	Net Investors Cash	Share Structure	Capital Gains	Returns Income	Total Returns	Total Returns %	Annual Compound Return %	D&A Syndicate
1808	Ravleigh	24/06/1991 - 13/09/1991	243,908	75,000	7.5 x 10,000	8,105	2,793	10,898	14.53%	84.29%	1808
1809	Bilgewater	06/04/1991 - 25/03/1993	112,500	112,500	10.5 x 10,000	61,140	4,520	65,660	49.47%	22.81%	1809
1812	Clacton	30/08/1991 - 04/11/1993	484,721	160,000	8.0 x 20,000	141,752	(25,393)	56,220	18.23%	18.12%	1812
1807	Beccles	24/03/1991 - 06/05/1994	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	234,472	87,500	10.0 x 8,750	70,528	n/a	70,528	80.80%	22.07%	1811
1815	St Neots	03/08/1991 - 03/05/1994	752,103	212,500	10.0 x 21,250	235,286	2,611	237,897	111.95%	255.86%	1815
1814	Newmarket	08/04/1991 - 31/03/1994	649,704	190,000	9.5 x 20,000	175,231	10,617	185,848	57.83%	62.92%	1814
1824	Grantham	01/03/1994 - 01/03/1994	454,092	130,000	8.0 x 16,250	45,908	n/a	45,908	35.51%	105.78%	1824
1827	March	13/10/1994 - 29/04/1996	267,199	278,000	10.0 x 27,800	81,805	30,066	111,871	33.36%	20.49%	1827
1825	Ely	11/05/1994 - 29/11/1996	285,220	125,000	5.0 x 25,000	66,632	(1,040)	64,892	51.75%	17.72%	1825
1867 /1858	Marate	02/02/1995 - 01/12/1997	226,536	55,000	5.0 x 11,000	7,305	3,879	11,184	20.33%	10.84%	1867 /1858
1852	March	18/10/1995 - 02/12/1997	216,935	190,000	10.0 x 5,000	70,549	10,063	80,612	128.36%	47.49%	1852
1876 /1877	Bonnor Reas	23/04/1996 - 07/05/1998	380,810	84,000	5.0 x 16,800	16,391	2,502	18,893	22.49%	16.49%	1876 /1877
1846	Spekna	20/03/1996 - 18/05/1998	182,009	182,000	4.0 x 45,500	33,616	36,550	70,166	38.55%	10.85%	1846
1900	Felsham	22/10/1997 - 28/05/1998	122,426	125,000	5.0 x 25,000	35,613	(13,010)	22,603	18.80%	33.44%	1900
1841	Rutland	20/07/1997 - 07/04/1999	193,525	185,200	7.0 x 26,300	24,563	(6,555)	17,968	9.72%	5.84%	1841
1841	Banbury	04/05/1995 - 24/04/1999	183,432	184,000	8.0 x 23,000	18,400	49,892	68,292	37.23%	16.81%	1841
1903	Monmouth	07/10/1997 - 11/09/1999	282,272	252,000	6.0 x 42,000	68,842	21,865	90,707	35.83%	20.04%	1903
1818	Great Yarmouth	15/11/1993 - 17/09/1999	508,327	160,000	4.0 x 40,000	43,583	36,147	79,730	49.83%	7.50%	1818
1818	Haddinton	28/02/1997 - 30/09/1999	413,350	420,000	7.0 x 60,000	101,838	102,313	204,151	48.56%	10.54%	1818
1835	Boscombe	19/12/1996 - 06/02/2001	389,525	185,200	10.5 x 100,800	212,794	27,900	240,694	65.01%	14.17%	1835
1838	Great Yarmouth	18/09/1995 - 08/12/2000	454,654	184,000	4.0 x 46,000	358,888	35,500	394,388	86.79%	15.75%	1838
1878	Brantham	09/03/1997 - 24/02/2000	579,822	569,820	5.0 x 113,924	197,340	118,890	316,230	55.11%	15.01%	1878
1911	Halshead	23/05/1997 - 23/03/2000	122,502	122,000	5.0 x 24,400	35,562	28,130	63,692	52.21%	15.97%	1911
1895	Devizes	19/07/1996 - 24/02/2000	259,819	257,800	5.0 x 51,500	68,998	80,358	149,356	57.11%	13.02%	1895
1836 /1839	Bristol	07/03/1995 - 31/03/2000	4,109,435	4,109,435	10.0 x 1,000,000	1,683,872	50,610	1,734,482	117.06%	18.52%	1836 /1839
1857 /1858	Henley On Thames, Malborough & Wells	28/01/1996 - 06/03/2001	512,512	420,000	8.0 x 70,000	1,534,068	60,250	1,594,318	310.22%	117.96%	1857 /1858
1855	Theford	22/11/1999 - 09/04/2001	138,300	200,000	10.0 x 20,000	53,774	1,162	54,936	28.81%	18.02%	1855
1854 /1910	Swineshead	18/01/1997 - 14/05/2001	433,793	200,000	8.0 x 30,000	198,256	53,283	251,539	104.81%	18.02%	1854 /1910
1802	Bilberray	18/01/1997 - 08/02/2001	548,196	637,000	5.0 x 107,400	204,992	107,016	312,008	58.10%	10.81%	1802
1861 /1862	Hunstanton, Saffron Walden, Royston and Theford	12/12/1995 - 11/06/2001	650,502	272,700	8.0 x 45,450	101,128	101,128	202,256	100.87%	13.52%	1861 /1862
1862	Newbury	09/08/1997 - 12/06/2001	1,052,670	230,000	10.0 x 23,000	121,080	67,368	188,448	37.36%	15.81%	1862
1838 /1842	Woodliffe (3)	29/03/1995 - 18/07/2001	631,605	270,000	12.0 x 22,500	168,515	31,193	199,708	73.97%	9.17%	1838 /1842
1822	Beeton (2)	12/01/1998 - 03/06/2001	319,626	117,000	8.0 x 14,625	12,837	37,336	50,173	42.97%	5.53%	1822
1888 /1850	Bridgewater	01/02/1998 - 28/09/2001	8,653,227	870,000	10.0 x 87,000	1,023,673	382,234	1,405,907	161.80%	20.49%	1888 /1850
1855 /1903	Deal	28/09/1995 - 19/10/2001	627,396	169,000	8.0 x 21,125	42,600	27,540	70,140	42.60%	6.06%	1855 /1903
1864 /1903	Newmarket	28/11/1996 - 13/11/2001	691,001	175,000	5.0 x 35,000	47,509	15,490	62,999	37.43%	14.88%	1864 /1903
1896 /1907	Wells	01/03/2000 - 13/11/2001	683,458	234,000	6.0 x 39,000	50,752	11,675	62,427	26.68%	7.44%	1896 /1907
1885 /1886	Devizes	08/10/1998 - 19/11/2001	315,679	97,500	6.5 x 15,000	18,673	25,593	44,266	44.38%	7.44%	1885 /1886
1872 /1873	Deal	28/02/1997 - 09/12/2001	578,157	120,000	12.0 x 10,000	58,210	35,524	93,734	78.45%	14.57%	1872 /1873
1929	King's Lynn	28/05/1998 - 17/12/2001	236,633	300,000	10.0 x 30,000	104,850	23,872	128,722	124.82%	14.57%	1929
1815 /1916	Monmouth & Ilkeston (5)	25/04/1997 - 08/01/2002	309,490	1,846,222	10.5 x 37,758	21,114	47,833	68,947	17.39%	9.47%	1815 /1916
1831	Monmouth, Littlehampton, Chichester & Great Yarmouth	15/11/1995 - 23/01/2002	3,378,538	1,145,000	20.0 x 57,250	171,433	313,350	484,783	42.34%	5.86%	1831
1849 /1947	Edlington	05/03/1999 - 23/01/2002	2,197,048	324,000	6.0 x 54,000	141,412	113,693	255,105	78.73%	22.26%	1849 /1947
1833	Monmouth (2)	13/03/1993 - 05/05/2002	5,835,963	5,835,963	6.0 x 97,265	228,638	129,073	357,711	172.32%	18.57%	1833
1883 /1884	Ross-On-Wye, Llanidloes & Sidwiler	31/01/1995 - 01/03/2002	2,017,682	950,000	13.0 x 50,000	195,892	108,924	304,816	30.43%	12.33%	1883 /1884
1881	Llandudno (2)	10/07/1998 - 08/04/2002	576,705	304,000	4.0 x 76,000	68,000	104,970	172,970	68.11%	9.23%	1881
1854	Bridwater	23/03/1996 - 12/04/2002	406,270	407,250	6.0 x 46,250	81,742	14,646	96,388	55.50%	11.51%	1854
1822 /1923	Stowmarket	10/08/1995 - 18/04/2002	253,831	262,500	7.0 x 37,500	(21,654)	127,107	105,453	40.17%	5.17%	1822 /1923
1847 /1848	Sudbury (2)	22/08/1997 - 07/05/2002	732,128	192,000	8.0 x 24,000	192,000	1,210	406,538	215.02%	27.59%	1847 /1848
1975 /1976	Yeovil	31/07/1995 - 10/06/2002	637,100	270,000	6.0 x 45,000	218,540	79,540	298,080	106.00%	63.70%	1975 /1976
1955 /1986	King's Lynn (2)	11/08/2001 - 15/07/2002	859,388	220,000	4.0 x 55,000	217,216	15,889	233,105	106.00%	63.70%	1955 /1986
1919 /1920	Stamford	22/05/2000 - 23/08/2002	312,820	84,600	9.0 x 9,400	88,027	3,650	91,677	106.27%	38.45%	1919 /1920
1934 /1935	Cheltenham	27/07/1997 - 30/08/2002	518,518	288,000	6.0 x 48,000	362,088	(14,058)	348,030	120.83%	19.19%	1934 /1935
1942 /1943	Ashford	20/08/1998 - 14/10/2002	430,300	909,028	7.0 x 38,000	80,315	14,888	95,203	38.05%	7.70%	1942 /1943
1851 /1932	Devizes	15/07/1998 - 24/12/2002	618,181	137,500	5.0 x 27,500	414,247	55,051	469,298	34.51%	24.30%	1851 /1932
1924 /1925	Sevenoaks	15/01/1999 - 03/01/2003	744,632	167,500	5.0 x 33,500	188,670	41,080	229,750	137.16%	15.10%	1924 /1925
1977 /1978	St Ives	14/08/1997 - 10/01/2003	541,400	145,000	5.0 x 29,000	112,989	62,552	175,541	121.04%	18.79%	1977 /1978
1813 /1914	Ely	18/08/2001 - 19/04/2003	1,800,000	1,800,000	11.0 x 20,000	199,933	44,086	244,019	110.02%	49.45%	1813 /1914
1963	Bilgewater	20/03/1997 - 07/05/2002	857,244	240,000	8.0 x 30,000	169,000	88,521	257,521	30.04%	12.57%	1963
1957 /1958	St Ives	31/07/2002 - 11/07/2003	540,624	642,000	10.0 x 54,200	145,213	34,324	179,537	33.23%	10.53%	1957 /1958
1917	King's Lynn	07/12/2000 - 18/07/2003	330,000	330,000	6.0 x 55,000	451,842	48,175	499,617	151.45%	42.30%	1917
1960	Sudbury	26/05/2001 - 28/10/2003	367,878	338,000	6.0 x 56,000	240,339	34,004	284,343	63.33%	29.55%	1960
1964	Theford (2)	01/08/2001 - 19/12/2003	229,800	229,800	8.0 x 28,725	238,229	9,180	247,409	123.75%	37.60%	1964
1944 /1945	St Ives (2)	18/08/2002 - 18/12/2003	485,968	487,500	5.0 x 97,500	184,890	25,893	210,783	75.14%	18.64%	1944 /1945
2012 /2013	Turo	06/10/1999 - 30/01/2004	604,254	166,000	5.0 x 33,200	164,948	4,238	169,186	119.09%	29.02%	2012 /2013
1949 /1950	Beeton	01/04/2003 - 20/04/2004	1,353,311	375,000	10.0 x 37,500	175,000	16,180	191,180	69.98%	47.78%	1949 /1950
2014	Maidstone	25/01/1999 - 24/03/2004	2,178,172	576,000	8.0 x 72,000	342,537	238,804	581,341	98.67%	14.22%	2014
1856	Isosich	08/08/1993 - 20/04/2004	1,972,626	350,000	12.0 x 30,000	557,711	65,500	623,211	31.10%	44.90%	1856
2006 /2007	Melton Mowbray	02/11/1999 - 01/08/2004	257,795	301,500	5.0 x 60,300	151,562	288,368	439,930	174.96%	17.70%	2006 /2007
2015	Bury St Edmunds	19/11/2002 - 17/08/2004	1,937,063	492,000	6.0 x 82,000	639,560	55,757	695,317			