

Ratcliffes Commercial Property Syndicate Investment Returns:1991-2005

| D&A Syndicate | Property | Ownership Period | Gross Investment Cost | Net Investors Cash | Share Structure | Returns | | | Annual Compound Return % | D&A Syndicate | | |
|---------------|---------------------------------------------------|-------------------------|-----------------------|--------------------|-----------------|---------------|----------------|---------------|--------------------------|---------------|------------|------|
| | | | | | | Capital Gains | Income Returns | Total Returns | | | | |
| 1808 | Rayleigh | 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 | Biggleswade | 05/04/1991 - 25/03/1993 | 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 | 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 | 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 | 60.60% | 22.07% | 1811 | |
| 1815 | St. Neots | 29/09/1993 - 03/05/1994 | 762,103 | 212,500 | 10.0 x 21,250 | 235,286 | 2,611 | 237,897 | 111.95% | 255.86% | 1815 | |
| 1814 | Newmarket | 08/04/1993 - 31/08/1994 | 649,794 | 190,000 | 9.5 x 20,000 | 175,206 | 10,617 | 185,823 | 97.80% | 62.93% | 1814 | |
| 1824 | Grantham | 01/03/1994 - 01/08/1994 | 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 | 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 | 285,220 | 125,000 | 5.0 x 25,000 | 66,632 | (1,940) | 64,692 | 51.75% | 17.72% | 1826 | |
| 1867 /1868 | Margate | 02/02/1996 - 01/12/1997 | 226,138 | 55,000 | 5.0 x 11,000 | 7,305 | 3,879 | 11,184 | 20.33% | 10.64% | 1867 /1868 | |
| 1852 | March | 18/10/1995 - 02/12/1997 | 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 | 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 | 182,009 | 182,000 | 4.0 x 45,500 | 33,616 | 36,550 | 70,166 | 38.55% | 10.85% | 1846 | |
| 1926 | Felixstowe | 22/10/1997 - 28/05/1998 | 122,425 | 125,000 | 5.0 x 25,000 | 36,513 | (13,010) | 23,503 | 18.80% | 33.44% | 1926 | |
| 1900 | Rushden | 29/07/1997 - 07/04/1999 | 183,525 | 185,200 | 8.0 x 23,150 | 24,553 | (6,555) | 17,998 | 9.72% | 5.64% | 1900 | |
| 1841 | Banbury | 04/05/1995 - 24/04/1999 | 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 | 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 - 17/06/1999 | 508,327 | 160,000 | 4.0 x 40,000 | 43,583 | 36,147 | 79,730 | 49.83% | 7.50% | 1816 | |
| 1853 | Haddington | 28/02/1997 - 30/09/1999 | 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 | 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 | 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 | 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 - 23/03/2000 | 122,502 | 122,000 | 5.0 x 24,400 | 35,562 | 28,130 | 63,692 | 52.21% | 15.97% | 1911 | |
| 1895 | Devises | 16/07/1996 - 24/03/2000 | 256,819 | 257,500 | 5.0 x 51,500 | 66,698 | 80,356 | 147,054 | 57.11% | 13.02% | 1895 | |
| 1836 /1839 | Bristol | 07/03/1995 - 31/03/2000 | 4,106,435 | 1,050,000 | 10.5 x 100,000 | 1,168,872 | 60,610 | 1,229,482 | 117.09% | 16.52% | 1836 /1839 | |
| 1857 /1858 | Henley On Thames, Marlborough & Wells | 26/01/1996 - 09/03/2001 | 1,534,066 | 420,000 | 6.0 x 70,000 | 335,791 | 102,231 | 438,022 | 104.29% | 14.97% | 1857 /1858 | |
| 1965 | Thetford | 22/11/1999 - 09/04/2001 | 186,300 | 200,000 | 10.0 x 20,000 | 53,774 | (2,149) | 51,625 | 25.81% | 18.09% | 1965 | |
| 1904 /1910 | Skegness | 16/01/1997 - 14/05/2001 | 903,780 | 240,000 | 8.0 x 30,000 | 198,256 | 53,283 | 251,539 | 104.81% | 18.02% | 1904 /1910 | |
| 1892 | Billericay | 19/12/1996 - 05/06/2001 | 548,196 | 537,000 | 5.0 x 107,400 | 204,992 | 107,016 | 312,008 | 58.10% | 10.81% | 1892 | |
| 1861 /1862 | Hunstanton, Saffron Walden, Royston and Thetford | 12/12/1995 - 11/06/2001 | 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 | 1,062,670 | 230,000 | 10.0 x 23,000 | 121,080 | 57,358 | 178,438 | 77.58% | 15.36% | 1917 /1918 | |
| 1838 /1842 | Woodbridge (3) | 29/03/1995 - 18/07/2001 | 685,682 | 270,000 | 12.0 x 22,500 | 168,515 | 31,193 | 199,708 | 73.97% | 9.17% | 1838 /1842 | |
| 1832 | Boston (2) | 12/01/1995 - 03/09/2001 | 319,626 | 117,000 | 6.0 x 19,500 | 12,937 | 37,336 | 50,273 | 42.97% | 5.53% | 1832 | |
| 1888 /1889 | Bridgwater | 01/08/1996 - 28/09/2001 | 3,883,827 | 870,000 | 10.0 x 87,000 | 1,023,673 | 382,234 | 1,405,907 | 161.60% | 20.48% | 1888 /1889 | |
| 1855 /1856 | Deal | 28/09/1995 - 19/10/2001 | 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 | 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 | 683,456 | 234,000 | 6.0 x 39,000 | 50,752 | 11,675 | 62,427 | 26.68% | 14.89% | 1936 /1937 | |
| 1885 /1886 | Devises | 08/10/1996 - 18/11/2001 | 315,679 | 97,500 | 6.5 x 15,000 | 16,673 | 26,593 | 43,266 | 44.38% | 7.44% | 1885 /1886 | |
| 1872 /1873 | Deal | 26/02/1996 - 06/12/2001 | 398,157 | 120,000 | 12.0 x 10,000 | 58,210 | 33,524 | 91,734 | 76.45% | 10.32% | 1872 /1873 | |
| 1929 | King's Lynn | 26/05/1999 - 17/12/2001 | 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 | 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 Yan | 15/11/1995 - 23/01/2002 | 3,378,536 | 1,145,000 | 20.0 x 57,250 | 171,433 | 313,356 | 484,789 | 42.34% | 5.86% | 1831 | |
| 1946 /1947 | Edgbaston | 05/03/1999 - 23/01/2002 | 1,617,048 | 324,000 | 6.0 x 54,000 | 141,412 | 113,683 | 255,095 | 78.73% | 22.25% | 1946 /1947 | |
| 1874 /1875 | Monmouth (2) | 11/04/1996 - 15/02/2002 | 1,393,963 | 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 | 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 | 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 | 406,270 | 407,250 | 9.0 x 45,250 | 81,742 | 144,646 | 226,388 | 55.59% | 11.51% | 1891 | |
| 1854 | Stowmarket | 10/08/1995 - 19/04/2002 | 263,831 | 262,500 | 7.0 x 37,500 | 263,831 | 105,453 | 40,177 | (21,654) | 40.17% | 5.17% | 1854 |
| 1922 /1923 | Sudbury (2) | 22/09/1997 - 07/06/2002 | 732,126 | 190,000 | 8.0 x 23,750 | 407,328 | 1,210 | 408,538 | 215.02% | 27.59% | 1922 /1923 | |
| 1847 /1848 | Yeovil | 31/07/1995 - 10/06/2002 | 1,055,086 | 270,000 | 6.0 x 45,000 | 218,504 | 79,840 | 298,344 | 110.50% | 11.45% | 1847 /1848 | |
| 1975 /1976 | King's Lynn (2) | 11/06/2001 - 15/07/2002 | 859,388 | 220,000 | 4.0 x 55,000 | 217,216 | 15,989 | 233,205 | 106.00% | 93.70% | 1975 /1976 | |
| 1955 /1966 | Stamford | 22/05/2000 - 23/08/2002 | 312,820 | 84,600 | 9.0 x 9,400 | 88,027 | 3,650 | 91,677 | 108.37% | 38.48% | 1955 /1966 | |
| 1919 /1920 | Cheltenham | 29/07/1997 - 30/09/2002 | 1,028,408 | 288,000 | 6.0 x 48,000 | 362,089 | (14,088) | 348,001 | 120.83% | 16.54% | 1919 /1920 | |
| 1934 /1935 | Ashford | 29/06/1998 - 14/10/2002 | 900,023 | 266,000 | 7.0 x 38,000 | 86,315 | 14,888 | 101,203 | 38.05% | 7.79% | 1934 /1935 | |
| 1942 /1943 | Devises | 15/07/1998 - 24/12/2002 | 618,181 | 137,500 | 5.0 x 27,500 | 414,247 | 55,051 | 469,298 | 341.31% | 39.64% | 1942 /1943 | |
| 1951 /1952 | Sevenoaks | 15/01/1999 - 03/01/2003 | 744,632 | 167,500 | 5.0 x 33,500 | 188,670 | 41,080 | 229,750 | 137.16% | 24.30% | 1951 /1952 | |
| 1924 /1925 | St. Ives | 14/08/1997 - 10/01/2003 | 595,071 | 145,000 | 5.0 x 29,000 | 112,959 | 62,552 | 175,511 | 121.04% | 15.79% | 1924 /1925 | |
| 1977 /1978 | Ely | 10/08/2001 - 19/06/2003 | 861,625 | 220,000 | 11.0 x 20,000 | 199,933 | 44,086 | 244,019 | 110.92% | 49.45% | 1977 /1978 | |
| 1913 /1914 | Biggleswade | 20/03/1997 - 10/07/2003 | 857,244 | 240,000 | 6.0 x 40,000 | 182,904 | 83,731 | 266,635 | 111.10% | 12.57% | 1913 /1914 | |
| 1993 | St. Ives | 31/07/2002 - 11/07/2003 | 540,624 | 542,000 | 10.0 x 54,200 | 145,213 | 34,324 | 179,537 | 33.12% | 35.35% | 1993 | |
| 1957 /1958 | King's Lynn | 07/12/2000 - 18/07/2003 | 1,309,966 | 330,000 | 6.0 x 55,000 | 451,642 | 48,175 | 499,817 | 151.46% | 42.36% | 1957 /1958 | |
| 1972 | Sudbury | 26/06/2001 - 26/10/2003 | 367,878 | 336,000 | 6.0 x 56,000 | 249,339 | 34,004 | 283,343 | 84.33% | 29.95% | 1972 | |
| 1969 | Thetford (3) | 01/06/2001 - 09/12/2003 | 229,853 | 200,000 | 8.0 x 25,000 | 238,329 | 9,180 | 247,509 | 123.75% | 37.60% | 1969 | |
| 1994 | St. Ives (2) | 13/08/2002 - 19/12/2003 | 468,968 | 467,500 | 5.0 x 93,500 | 75,164 | 24,689 | 99,853 | 21.36% | 15.41% | 1994 | |
| 1944 /1945 | Truro | 06/10/1999 - 30/01/2004 | 804,254 | 166,000 | 5.0 x 33,200 | 194,948 | 4,238 | 199,186 | 119.99% | 20.02% | 1944 /1945 | |
| 1949 /1890 | Maidstone | 25/01/1999 - 24/03/2004 | 2,178,172 | 576,000 | 8.0 x 72,000 | 342,537 | 225,804 | 568,341 | 98.67% | 14.22% | 1949 /1890 | |
| 2014 | Ipswich | 06/08/2003 - 29/04/2004 | 1,972,635 | 2,004,050 | 12.5 x 160,324 | 557,711 | 65,500 | 623,211 | 31.10% | 44.80% | 2014 | |
| 1956 | Melton Mowbray | 02/11/1999 - 01/06/2004 | 287,795 | 301,500 | 9.0 x 33,500 | 283,365 | 51,552 | 334,917 | 111.08% | 17.70% | 1956 | |
| 2006 /2007 | Bury St Edmunds | 19/11/2002 - 17/06/2004 | 1,937,063 | 492,000 | 6.0 x 82,000 | 636,560 | 56,757 | 693,317 | 140.92% | 74.58% | 2006 /2007 | |
| 2015 | March | 29/09/2003 - 23/06/2004 | 329,178 | 330,0 | | | | | | | | |