

APPENDIX 1 Table of Acquisitions completed under the Property Investment Strategy

	Purchase price	Acquisition costs (Stamp Duty and other fees)	Remedial works	Total Cost	Additional rental income	NIY	IRR	Valuation at 31/3/20
Completed								
1-4 Armstrong Road	£4.20M	£0.25M	£0.10M	£4.55M	£0.44M	9.60%	9.40%	£11.25M
1&2 Stroudley Road	£4.69M	£0.30M		£4.99M	£0.30M	6.00%	7.90%	£6.25M
Units 1&2 Winchester Road	£5.60M	£0.33M	£0.08M	£6.01M	£0.32M	5.20%	7.80%	£4.2M
Veolia, Bell Road, Daneshill	£0.45M	£0.02M		£0.47M	£0.08M	16.80%	13.50%	£2.85M
B&Q, Lister Road	£7.15M	£0.42M		£7.57M	£0.61M	8.10%	6.51%	£7.15M
Sub-total	£22.09M	£1.32M	£0.18M	£23.59M	£1.75M	7.40%		£31.7M
Future agreed								
Eli Lilly (practical completion Feb 21)	£8.90M			£8.90M	£0.56M	6.30%	5.60%	N/A
Total	£30.99M	£1.32M	£0.18M	£32.49M	£2.31M	7.10%		

- A total of five investment acquisitions were completed as at the end of Q3 2019/20 at a cost of £23.59M (including stamp duty land tax and fees). They produce total ongoing rental income of £1.75M per annum with Internal Rates of Return ranging from 6.51 % to 13.5%.
- The council agreed one further transaction, a scheme for the new office building on Basing View to be let to Eli Lilly. This committed a further £8.9M of the Property Investment Strategy funds and will generate additional rental income of £0.56M per year. It should be noted that there is only a part year receipt in 2020/21.

