

Q3 September 2020 Portfolio Statistics

	Q3 2020
Total Asset Value	£55,240,000
Contracted Rent p.a.	£3,472,551
ERV	£3,893,668
Number of Assets	15
Number of Tenants	41
WAULT (years)	To break 7 years 4 months To expiry: 9 years 6 months
Initial Yield	5.84%
Equivalent Yield	6.55%
Reversionary Yield	6.66%
Void Rate	7.10%
Running Yield**	5.79%

ERV = Estimated Rental Value

WAULT = Weighted Average Unexpired Lease Term

Notes:

1. Asset value accords with Knight Frank valuation as at 31/03/20 with subsequent new acquisitions at cost.
2. The stated **void rate** includes Lewis Homecare Limited, Harlow and Units 2/3 Pasadena Trading Estate, Harlow, although technically both leases remain in the hands of the Administrator's at the time of reporting.
3. ** Income yield on original net purchase price.