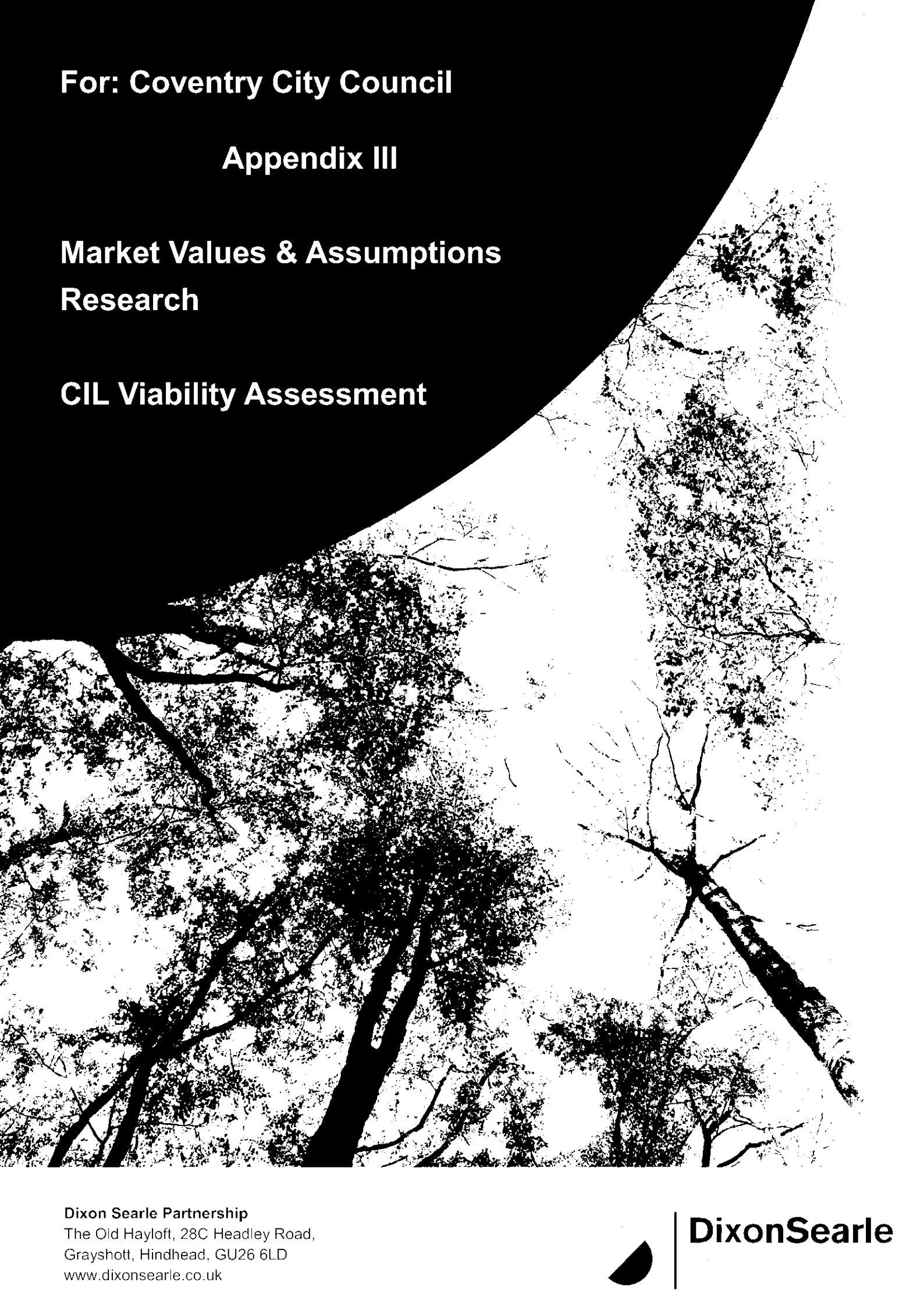


**For: Coventry City Council**

**Appendix III**

**Market Values & Assumptions  
Research**

**CIL Viability Assessment**



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**Notes:**

CoStar property resource extracts for research base follow the above.

## 1.0 Introduction

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- 1.1 Referred to within DSP's Viability Assessment main report, this document – Appendix III - provides an overview of the research undertaken into property values (commercial and residential), land values, general market commentary and wider economic conditions. Collectively, this research aims to help inform the assumptions setting for the residential and commercial appraisals and provides background evidence by building a picture of values and the variation of those within Coventry City Council area.
- 1.2 This report will also provide the Council with an indication of the type and sources of data that it could monitor – revisit and update to further inform its ongoing work where necessary in the future. Doing so would provide valuable context for monitoring the delivery subsequent to setting policy positions and aspirations.
- 1.3 It should be acknowledged that this is high level work and a great deal of variance may be seen in practice from one development to another (with site-specific characteristics). This data gathering process adopted by DSP involves the review of a range of information sources, so as to inform an overview that is relevant to and appropriate for the project context. The aim here is to consider changes and trends and therefore enable us to assess with the Council an updated context picture so far as is suitable and practically possible.
- 1.4 This Appendix uses a range of extracts and quotes (shown *in italic text* to distinguish those externally sourced information from DSP's commentary and context / analysis), with sources acknowledged.

## 2.0 Economic / Housing Market Context

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### Bank of England

2.1 The official Bank Rate (Base Rate) was reduced from 0.5% to 0.25% in August 2016, and has remained at this level since – i.e. throughout the assessment period. The Agent’s Summary of Business Conditions (as at August 2017) stated:

- *‘Consumer spending growth had eased slightly further in values terms. Manufacturing output growth had risen again, with exports supported by the past fall in sterling. Investment intentions were consistent with modest growth in spending over the year ahead.*
- *Recruitment difficulties had edged higher and broadened slightly. Pay awards were clustered around 2%–3%.*
- *Consumer goods price inflation had picked up further, largely reflecting the effects of the past fall in sterling feeding through into retail prices. Consumer services price inflation had also edged higher.’*

### Office for National Statistics (ONS) – June 2017

2.2 The following extracts provide a high-level summary of the UK HPI for June 2017: -

- *‘Average house prices in the UK have increased by 4.9% in the year to June 2017 (down from 5.0% in the year to May 2017). The annual growth rate has slowed since mid-2016 but has remained broadly around 5% during 2017.*
- *The average UK house price was £223,000 in June 2017. This is £10,000 higher than in June 2016 and £2,000 higher than last month.*
- *The main contribution to the increase in UK house prices came from England, where house prices increased by 5.2% over the year to June 2017, with the average price in England now £240,000. Wales saw house prices increase by 3.6% over the last 12 months to stand at £152,000. In Scotland, the average price increased by 2.9% over the year to stand at £144,000. The average price in Northern Ireland currently stands at £129,000, an increase of 4.4% over the year to Quarter 2 (Apr to June) 2017.*
- *On a regional basis, London continues to be the region with the highest average house price at £482,000, followed by the South East and the East of England, which*

*stand at £320,000 and £287,000 respectively. The lowest average price continues to be in the North East at £130,000.*

- *The East of England showed the highest annual growth, with prices increasing by 7.2% in the year to June 2017. This was followed by the East Midlands at 7.1%. The lowest annual growth was in the North East, where prices increased by 2.5% over the year, followed by London at 2.9%.*
- *The local authority showing the largest annual growth in the year to June 2017 was the Orkney Islands, where prices increased by 27.9% to stand at £148,000. Low numbers of sales transactions in some local authorities and London boroughs, such as the Orkney Islands, City of London can lead to volatility in the series. Whilst efforts are made to account for this volatility, the change in price in these local levels can be influenced by the type and number of properties sold in any given period. The lowest annual growth was recorded in City of London, where prices fell by 20.3% to stand at £724,000.*
- *In June 2017, the most expensive borough to live in was Kensington and Chelsea, where the cost of an average house was £1.4 million. In contrast, the cheapest area to purchase a property was Blaenau Gwent, where an average house cost £80,000.'*

## **Land Registry**

2.3 The June **2017 Land Registry House Price Index Report** (published 15<sup>th</sup> August 2017) provided the following information, in summary, in terms of market trends:

2.4 Report headlines for June 2017:

- *the average price of a property in the UK was £223,257*
- *the annual price change for a property in the UK was 4.9%*
- *the monthly price change for a property in the UK was 0.8%*
- *the monthly index figure for the UK was 117.1*

2.5 Economic Statement:

- *'UK House prices grew by 4.9% in the year to June 2017, 0.1 percentage points lower than in the year to May 2017. While the annual growth rate has slowed since mid-2016 it has remained broadly around 5% during 2017.*
- *In terms of housing demand the Royal Institution of Chartered Surveyors' (RICS) residential market survey for June 2017 reported that price expectations are marginally positive while new buyer enquiries decreased over the month.*
- *The UK Property Transaction statistics showed that in June 2017 the number of seasonally adjusted property transactions completed in the UK with a value of £40,000 or above increased by 1.0% compared to June 2016. Comparing June 2017 to May 2017, property transactions fell by 3.3%.*
- *Looking closer at the regional level of the UK, the largest house price growth was in the East of England (7.2%) while the smallest house price growth was in the North East (2.5%) in the 12 months to June 2017. The North East has seen the slowest house price annual growth for the past 15 months while the East of England has been the fastest growing annual growth for the past 14 months across English regions.*
- *According to the Bank of England Agents' summary of business conditions for the second quarter of 2017, housing market activity had been subdued in most parts of the United Kingdom, as demand weakened relative to supply.*
- *On the supply side RICS reported that new sales instructions remained negative for the sixteenth month in a row. They also report that average estate agent stock levels have reached a new all-time low with a lack of supply continuing to support prices.'*

## 2.6 The June 2017 report stated: -

For England overall:

- *Annual change in average house prices 5.2% (positive)*
- *Monthly change in average house prices 0.8% (positive)*
- *Average price £240,325*

For the West Midlands overall:

- *Annual change in average house prices 4.7% (positive)*
- *Monthly change in average house prices 0.5% (positive)*
- *Average price £185,082*

For Coventry City Council Area overall

- *Annual change in average house prices 7.27% (positive)*
- *Monthly change in average house prices 2.15% (positive)*
- *Average price of £173,898*

2.7 The above latest available data (to June 2017) indicates that average house prices in the Coventry City Council area, viewed on both an annual and monthly basis, rose more than in both England and the West Midlands region overall. Although the latest data indicates only a slightly lower average price than the England and West Midlands region, a closer look alongside the year on year picture to June, however, reveals that house prices have changed very little over the recent period – the rate of house price change has been slowing.

### **RICS Residential Market Report (July 2017)**

2.9 *Headline reads: 'Price growth grinds to a halt'*

- *'National price growth indicator nears zero as London and the South East pull down the UK average*
- *Continued lack of momentum for both sales and enquiries*
- *Sales prices for more expensive home (£1m+) coming in most below initial asking price.'*

2.10 *'The July 2017 RICS UK Residential Market Survey results show price growth coming to a standstill at the national level, although regional patterns once again display a mixed picture. Alongside this, sales activity continues to lack momentum, with the net balance readings for new buyer enquiries and agreed sales remaining slightly negative. For the time being at least, the expectations series suggest this subdued backdrop is unlikely to change significantly.*

2.11 *The headline price growth gauge slipped from +7% to +1% (suggesting prices were unchanged over the period), representing the softest reading since early 2013. Nevertheless, the national figure conceals diverging trends across parts of the UK. Indeed, house prices remain quite firmly on an upward trend in some areas, led by Northern Ireland, the West Midlands and the South West. By way of contrast, prices*

*continue to fall in London\*, with the pace of decline broadly matching that of the previous three months. At the same time, the price balance for the South East of England fell further into negative territory, posting the weakest reading for this part of the country since 2011.*

- 2.12 *Looking ahead, near term price expectations continue to signal a flat trend over the coming three months at the headline level. Over the next twelve months, a net balance of +28% of respondents anticipate an increase in prices, albeit this was the least positive reading since last July. Again, London continues to exhibit the most cautious twelve month projections relative to all other parts of the UK.*
- 2.13 *In an extra question included in this month's survey, contributors were asked to compare sales prices with asking prices over the past two months. Nationally, for homes marketed at more than £1m, 68% of respondents reported sales prices coming in below ask prices, with 33% responding in the 'up to 5% below' category, and 26% answering 'between 5 and 10% below'. For homes listed at between £0.5m and £1m, a combined 57% of contributors noted sales prices were coming in lower than asking prices, with the most favoured answer being 'up to 5% below' (37%). Finally, in terms of homes marketed at less than £0.5m, the largest share of respondents (49%) noted sales and asking prices were at the same level, although a still significant 37% stated sales prices were under*
- 2.14 *Focussing on the activity indicators, new buyer enquiries were very slightly down compared with the previous month, posting a net balance of -4%. This extends a run of reports in which buyer demand has failed to see any meaningful growth going back to November 2016. In keeping with this, newly agreed sales again declined (although only marginally), meaning this indicator has now been negative for five straight months. That said, reasonable growth in transactions has been reported in the South West over the last two months.*
- 2.15 *A sustained deterioration in the flow of fresh listings coming onto the market continues to hamper activity, with new instructions dwindling for the seventeenth consecutive month during July. Consequently, average stock levels on estate agents books remain close to record lows, limiting choice for potential home buyers. The lack of stock is once again a dominant theme mentioned by contributors to be holding back the market (with political uncertainty also cited frequently).*



- 2.16 *Going forward, respondents are not anticipating activity in the sales market to gain impetus at this point in time, with both three and twelve month expectations series virtually flat. Notwithstanding this, the outlook appears a little more positive than this headline reading would suggest in some parts of the UK.*
- 2.17 *In the lettings market, the quarterly (seasonally adjusted) figures are also consistent with a somewhat subdued picture. Indeed, although tenant demand continued to edge higher, it did so at the slowest quarterly pace going back nearly twenty years. Meanwhile, landlord instructions declined, with 8% more respondents noting a fall (rather than an increase) in listings.*
- 2.18 *Rental expectations are now only very modestly positive for the coming three months. Over the next twelve months, rents are projected to increase by a little under 2% nationally. Expectations remain firmer at the five year horizon, with respondents expecting rental growth to average just over 3% per annum.*

#### **Savills: UK Housing Market Update – August 2017**

- 2.19 *Headline reads: ‘Confidence weakens as house price indices remain volatile’*
- 2.20 *‘Volatility has made it hard to see what has really been going on in the housing market over recent months, with the Halifax and Nationwide, down from June’s spike of 1.1% and almost back in line with the 0.4% average monthly growth reported between January 2014 and February 2017.*
- 2.21 *Surveyors’ perceptions of price growth have eventually fallen back, with a much smaller majority reporting three month price rises in June, compared to the previous nine months. This reflects the lack of growth shown in the main house price indices, the majority of surveyors also reported falling numbers of both buyer enquiries and vendor instructions for the fifth month in a row. These indicators suggest that activity within the market is subdued and likely to remain so for the rest of 2017 as weak economic indicators and political uncertainty affect sentiment in the market.*
- 2.22 *Weaker than anticipated GDP growth in Q2, of 0.3%, hasn’t helped, with lacklustre consumer spending acting as the main drag. The first six months of 2017 saw the lowest economic growth since 2012 and wage growth has remained low. More positively Oxford*

*Economics predicts that inflation has now peaked for 2017: CPI was 2.9% in May and 2.6% in June, as the one off effects of the Brexit vote started to fall out of the statistics. This combination of factors makes the short to medium term prospect of a base rate hike unlikely, keeping the negative effect that would have on house prices in the middle distance.*

- 2.23 *The top three local authorities in terms of annual house price growth were Basildon (14.4%), Medway (13.8%), and Thurrock (13.8%) in the last 12 months to May 2017, continuing the trend for higher growth outside the capital. Salford and Manchester are now growing at a faster rate than higher priced Trafford.*
- 2.24 *The ONS index of rents being paid continued in June to report annual rental growth of 1.8% across Great Britain. However, the Homelet, Countrywide, and LSL indices of asking rents report annual falls across the country of between -0.2% and -2%.*
- 2.25 *The June RICS survey shows that the number of surveyors reporting growth in new buyer enquiries went up slightly, although the majority of surveyors still believe the number of enquiries is failing.*
- 2.26 *There was a similar uptick in the number of surveyors reporting a growing number of instructions, not enough however to counter the ongoing outlook of subdued activity. Supply and demand measures have continued to move broadly in line with one another meaning there is limited pressure on prices in either direction.*
- 2.27 *The RICS Survey has, at times, been a good forward indicator of house price movements. The number of surveyors reporting rising house prices fell significantly in June bringing sentiment more in line with the house price indices.*
- 2.28 *Three month price growth reported by the ONS continues to follow the Nationwide index down. Nationwide three month on three month growth remains in positive territory at 1.2% as a result of the growth spike in June.*
- 2.29 *Annual transaction volumes in England and Wales continue to be distorted by the spike in purchases of 'additional homes' in Q1 2016 before the additional SDLT came into effect in April.*

2.30 *Transaction volumes in Wales and the north are now recovering to the same level as before these stamp duty changes. London still remain substantially below this level.*

### Savills' Recent House Price growth Analysis

#### Recent house price growth

	Nationwide <small>(to Jun-17; regions to Jun-17)</small>			ONS <small>(to May-17)</small>			Savills <small>(to May-17)</small>		
	m/m	q/q	y/y	m/m	q/q	y/y	m/m	q/q	y/y
UK	0.3%	1.2%	2.9%	0.2%	0.9%	4.7%	0.3%	0.9%	5.2%
London	n/a	-2.0%	1.3%	-0.3%	0.3%	3.0%	0.2%	0.6%	6.5%
South East	n/a	-0.7%	3.4%	-0.4%	0.9%	4.8%	0.4%	1.2%	8.1%
East of England	n/a	0.2%	5.1%	0.4%	1.2%	7.5%	0.5%	1.8%	10.1%
South West	n/a	0.2%	4.5%	0.5%	0.6%	5.4%	0.3%	1.2%	6.2%
East Midlands	n/a	1.0%	4.1%	1.0%	2.1%	7.2%	0.4%	1.3%	6.0%
West Midlands	n/a	0.6%	3.6%	0.4%	1.0%	5.2%	0.5%	1.5%	5.9%
North East	n/a	0.7%	1.2%	1.2%	-0.1%	1.5%	0.2%	0.2%	1.7%
Yorks & Humber	n/a	0.6%	2.2%	0.5%	1.4%	4.4%	0.4%	0.9%	3.9%
North West	n/a	0.6%	4.1%	0.2%	0.6%	3.7%	0.3%	1.1%	4.7%
Wales	n/a	0.5%	1.5%	0.3%	1.7%	3.9%	0.2%	0.8%	4.1%
Scotland	n/a	-0.7%	1.8%	-0.4%	1.8%	3.6%	0.3%	1.7%	3.8%

*Source: Savills using HM Land Registry and Registers of Scotland\*. Nationwide (seasonally adjusted). ONS (seasonally adjusted)*

### Savills' Five year forecasts

#### Five year forecasts (first published November 2016)

	2017	2018	2019	2020	2021	5-year
UK	0.0%	2.0%	5.5%	3.0%	2.0%	13%
London	0.0%	3.0%	4.5%	2.0%	1.0%	11%
South East	2.0%	2.0%	6.5%	4.0%	1.5%	17%
East of England	2.5%	2.5%	6.5%	4.0%	2.0%	19%
South West	1.0%	2.0%	6.0%	3.0%	1.5%	14%
East Midlands	0.0%	2.0%	5.5%	3.5%	2.0%	14%
West Midlands	-0.5%	2.0%	5.0%	3.5%	2.0%	13%
North East	-2.5%	1.5%	5.0%	2.0%	3.0%	9%
Yorks & Humber	-2.0%	1.5%	5.0%	2.5%	2.5%	10%
North West	-2.0%	2.0%	5.5%	3.0%	3.0%	12%
Wales	-2.0%	1.5%	5.0%	2.5%	2.5%	10%
Scotland	-2.5%	1.5%	5.0%	2.0%	3.0%	9%

*Source: Savills*

## 3.0 Residential Market Review

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- 3.1 Consistent with our assessment principles, DSP researches data from a range of readily available sources. As noted above, these are source that could also be used by CCC for any future similar work, updating or monitoring.
- 3.2 In the following sections we will provide an outline of the data reviewed, first setting out the latest available information and then working back through an outline of the previous and earliest research phases.

### **Review of Land Registry New Builds Sold Prices Data (Data from March 2017)**

- 3.3 The following provides a Coventry City Council Local Authority area based summary of Land Registry published sold prices data – focussing solely on new-build housing and updated by HPI. The floor areas have been sourced separately – from the Domestic Energy Performance Certificate (EPC) Register operated by Landmark on behalf of the Government and available to view via <https://www.epcregister.com/> under the DCLG’s remit.
- 3.4 Firstly Table 1a on the following page provides the route data overview, sorted by corresponding Ward area. Secondly Table 1b provides a further summary analysis of the data contained in Table 1a below.

See Table 1a on the following page.

Table 1a – Land Registry Sold Prices Review – Coventry CC New-Builds (Completed March 2017) – Data Sorted by Ward

Address	Postcode	Property Type	Freehold / Leasehold	Date	Sale Price	EPC Floor Area	Price per £/m <sup>2</sup>	Updated Values in Line with UK HPI (£)	Updated Values in Line with UK HPI (£/m <sup>2</sup> )
<b>Bablake</b>									
NEW ROAD	CV6 2EP	D	F	03/06/2016	£285,000	102	£2,794	£286,120	£2,805
NEW ROAD	CV6 2EP	D	F	01/07/2016	£287,500	102	£2,819	£285,514	£2,799
BEAKE AVENUE	CV6 2HJ	T	F	09/09/2016	£193,995	74	£2,622	£194,236	£2,625
BEAKE AVENUE	CV6 2HJ	T	F	16/09/2016	£189,995	74	£2,568	£190,231	£2,571
BEAKE AVENUE	CV6 2HJ	T	F	23/09/2016	£190,000	74	£2,568	£190,236	£2,571
BEAKE AVENUE	CV6 2HJ	T	F	23/09/2016	£199,995	74	£2,703	£200,243	£2,706
BEAKE AVENUE	CV6 2HJ	T	F	28/09/2016	£199,995	74	£2,703	£200,243	£2,706
BEAKE AVENUE	CV6 2HJ	T	F	30/09/2016	£191,995	74	£2,595	£192,233	£2,598
BEAKE AVENUE	CV6 2HJ	D	F	09/12/2016	£284,995	116	£2,457	£287,470	£2,478
FULLERS CLOSE	CV6 2NA	D	F	27/05/2016	£280,000	84	£3,333	£290,314	£3,456
							<b>Average</b>	<b>£231,684</b>	<b>£2,731</b>

Address	Postcode	Property Type	Freehold / Leasehold	Date	Sale Price	EPC Floor Area	Price per £/m <sup>2</sup>	Updated Values in Line with UK HPI (£)	Updated Values in Line with UK HPI (£/m <sup>2</sup> )
							Median	£200,243	£2,665
<b>Holbrook</b>									
FAULKES ROAD	CV6 2PQ	S	F	18/03/2016	£188,995	74	£2,554	£205,661	£2,779
FAULKES ROAD	CV6 2PQ	S	F	24/03/2016	£194,995	80	£2,437	£212,190	£2,652
FAULKES ROAD	CV6 2PQ	D	F	27/05/2016	£243,995	100	£2,440	£252,983	£2,530
FAULKES ROAD	CV6 2PQ	D	F	27/05/2016	£209,995	80	£2,625	£217,730	£2,722
FAULKES ROAD	CV6 2PQ	D	F	24/06/2016	£244,995	100	£2,450	£245,958	£2,460
FAULKES ROAD	CV6 2PQ	D	F	01/07/2016	£256,995	106	£2,424	£255,220	£2,408
FAULKES ROAD	CV6 2PQ	D	F	01/07/2016	£211,995	80	£2,650	£210,530	£2,632
BLUEBIRD DRIVE	CV6 2PL	S	F	24/03/2016	£146,246	79	£1,851	£159,142	£2,014
BLUEBIRD DRIVE	CV6 2PL	S	F	24/03/2016	£146,246	79	£1,851	£159,142	£2,014
BLUEBIRD DRIVE	CV6 2PL	S	F	24/03/2016	£146,996	79	£1,861	£159,958	£2,025

Address	Postcode	Property Type	Freehold / Leasehold	Date	Sale Price	EPC Floor Area	Price per £/m <sup>2</sup>	Updated Values in Line with UK HPI (£)	Updated Values in Line with UK HPI (£/m <sup>2</sup> )
BLUEBIRD DRIVE	CV6 2PL	T	F	29/03/2016	£119,996	63	£1,905	£130,577	£2,073
BLUEBIRD DRIVE	CV6 2PL	S	F	01/04/2016	£146,246	79	£1,851	£155,471	£1,968
BLUEBIRD DRIVE	CV6 2PL	T	F	01/04/2016	£118,496	63	£1,881	£125,971	£2,000
BLUEBIRD DRIVE	CV6 2PL	T	F	01/04/2016	£120,746	63	£1,917	£128,363	£2,038
GREYHOUND ROAD	CV6 4BW	D	L	21/03/2016	£229,995	91	£2,527	£250,276	£2,750
GREYHOUND ROAD	CV6 4BW	D	L	30/03/2016	£219,995	88	£2,500	£239,394	£2,720
GREYHOUND ROAD	CV6 4BW	D	L	29/04/2016	£218,000	88	£2,477	£231,751	£2,634
GREYHOUND ROAD	CV6 4BW	D	L	13/05/2016	£274,995	116	£2,371	£285,125	£2,458
GREYHOUND ROAD	CV6 4BW	D	L	31/05/2016	£272,995	112	£2,437	£283,051	£2,527
GREYHOUND ROAD	CV6 4BW	D	L	16/06/2016	£274,995	116	£2,371	£276,076	£2,380
GREYHOUND ROAD	CV6 4BW	D	L	24/06/2016	£224,995	112	£2,009	£225,879	£2,017

Address	Postcode	Property Type	Freehold / Leasehold	Date	Sale Price	EPC Floor Area	Price per £/m <sup>2</sup>	Updated Values in Line with UK HPI (£)	Updated Values in Line with UK HPI (£/m <sup>2</sup> )
GREYHOUND ROAD	CV6 4BW	D	L	24/06/2016	£277,995	116	£2,397	£279,087	£2,406
GREYHOUND ROAD	CV6 4BW	D	L	24/06/2016	£229,995	91	£2,527	£230,899	£2,537
GREYHOUND ROAD	CV6 4BW	D	L	30/06/2016	£272,995	112	£2,437	£274,068	£2,447
GREYHOUND ROAD	CV6 4BW	D	L	30/06/2016	£224,995	88	£2,557	£225,879	£2,567
GREYHOUND ROAD	CV6 4BW	D	L	30/06/2016	£225,995	88	£2,568	£226,883	£2,578
GREYHOUND ROAD	CV6 4DB	S	L	30/03/2016	£154,995	57	£2,719	£168,663	£2,959
GREYHOUND ROAD	CV6 4DB	S	L	31/03/2016	£154,995	57	£2,719	£168,663	£2,959
GREYHOUND ROAD	CV6 4DB	D	L	28/04/2016	£239,995	100	£2,400	£255,134	£2,551
GREYHOUND ROAD	CV6 4DB	D	L	29/04/2016	£239,995	100	£2,400	£255,134	£2,551
GREYHOUND ROAD	CV6 4DB	T	L	29/07/2016	£156,995	57	£2,754	£155,910	£2,735
GREYHOUND ROAD	CV6 4DB	T	L	29/07/2016	£156,995	57	£2,754	£155,910	£2,735



Address	Postcode	Property Type	Freehold / Leasehold	Date	Sale Price	EPC Floor Area	Price per £/m <sup>2</sup>	Updated Values in Line with UK HPI (£)	Updated Values in Line with UK HPI (£/m <sup>2</sup> )
GREYHOUND ROAD	CV6 4DB	T	L	26/08/2016	£186,995	84	£2,226	£185,864	£2,213
GREYHOUND ROAD	CV6 4DB	T	L	26/08/2016	£186,995	84	£2,226	£185,864	£2,213
GREYHOUND ROAD	CV6 4DB	D	L	26/08/2016	£269,995	116	£2,328	£268,362	£2,313
GREYHOUND ROAD	CV6 4DB	S	L	31/08/2016	£186,995	84	£2,226	£185,864	£2,213
GREYHOUND ROAD	CV6 4DB	S	L	31/08/2016	£186,995	84	£2,226	£185,864	£2,213
GREYHOUND ROAD	CV6 4DB	D	L	31/08/2016	£234,995	91	£2,582	£233,574	£2,567
ARENA AVENUE	CV6 4BJ	S	L	24/03/2016	£154,995	57	£2,719	£168,663	£2,959
ARENA AVENUE	CV6 4BJ	S	L	24/03/2016	£154,995	57	£2,719	£168,663	£2,959
ARENA AVENUE	CV6 4BJ	D	L	01/07/2016	£209,000	88	£2,375	£207,556	£2,359
ARENA AVENUE	CV6 4BS	D	L	30/09/2016	£172,995	88	£1,966	£173,210	£1,968
HAROLD RAFFERTY CLOSE	CV6 5AW	T	L	31/08/2016	£169,995	69	£2,464	£168,967	£2,449

Address	Postcode	Property Type	Freehold / Leasehold	Date	Sale Price	EPC Floor Area	Price per £/m <sup>2</sup>	Updated Values in Line with UK HPI (£)	Updated Values in Line with UK HPI (£/m <sup>2</sup> )
HAROLD RAFFERTY CLOSE	CV6 5AW	T	L	30/09/2016	£174,995	84	£2,083	£175,212	£2,086
HAROLD RAFFERTY CLOSE	CV6 5AW	S	L	30/09/2016	£149,995	57	£2,631	£150,181	£2,635
<b>Average</b>								<b>£205,878</b>	<b>£2,444</b>
<b>Median</b>								<b>£207,556</b>	<b>£2,460</b>
<b>Longford</b>									
LANCHBURY AVENUE	CV6 7PH	S	L	24/03/2016	£144,995	58	£2,500	£157,781	£2,720
LANCHBURY AVENUE	CV6 7PH	S	L	30/03/2016	£127,995	69	£1,855	£139,282	£2,019
LANCHBURY AVENUE	CV6 7PH	S	L	31/03/2016	£127,995	69	£1,855	£139,282	£2,019
LANCHBURY AVENUE	CV6 7PH	S	L	31/03/2016	£109,995	58	£1,896	£119,694	£2,064
LANCHBURY AVENUE	CV6 7PH	S	L	30/06/2016	£171,500	84	£2,042	£172,174	£2,050
LANCHBURY AVENUE	CV6 7PH	S	L	30/06/2016	£174,995	84	£2,083	£175,683	£2,091

Address	Postcode	Property Type	Freehold / Leasehold	Date	Sale Price	EPC Floor Area	Price per £/m <sup>2</sup>	Updated Values in Line with UK HPI (£)	Updated Values in Line with UK HPI (£/m <sup>2</sup> )
LANCHBURY AVENUE	CV6 7PH	T	L	30/06/2016	£174,995	84	£2,083	£175,683	£2,091
LANCHBURY AVENUE	CV6 7PH	T	L	30/06/2016	£174,995	84	£2,083	£175,683	£2,091
BUCKSEY CLOSE	CV6 7PJ	D	L	31/03/2016	£249,995	112	£2,232	£272,040	£2,429
BUCKSEY CLOSE	CV6 7PJ	D	L	25/04/2016	£249,995	112	£2,232	£265,764	£2,373
MITCHINSON WALK	CV6 7PL	S	L	18/03/2016	£169,995	69	£2,464	£184,985	£2,681
MITCHINSON WALK	CV6 7PL	S	L	24/03/2016	£168,995	84	£2,012	£183,897	£2,189
MITCHINSON WALK	CV6 7PL	S	L	31/03/2016	£168,995	84	£2,012	£183,897	£2,189
MITCHINSON WALK	CV6 7PL	S	L	31/03/2016	£168,995	84	£2,012	£183,897	£2,189
MITCHINSON WALK	CV6 7PL	S	L	31/03/2016	£169,995	84	£2,024	£184,985	£2,202
MITCHINSON WALK	CV6 7PL	D	L	29/04/2016	£219,995	100	£2,200	£233,872	£2,339
MITCHINSON WALK	CV6 7PL	D	L	29/04/2016	£249,995	112	£2,232	£265,764	£2,373

Address	Postcode	Property Type	Freehold / Leasehold	Date	Sale Price	EPC Floor Area	Price per £/m <sup>2</sup>	Updated Values in Line with UK HPI (£)	Updated Values in Line with UK HPI (£/m <sup>2</sup> )
MITCHINSON WALK	CV6 7PL	S	L	13/05/2016	£169,995	69	£2,464	£176,257	£2,554
MITCHINSON WALK	CV6 7PL	D	L	20/05/2016	£249,995	112	£2,232	£259,204	£2,314
OLD CHURCH ROAD	CV6 7DU	F	L	04/03/2016	£93,995	50	£1,880	£102,284	£2,046
OLD CHURCH ROAD	CV6 7DU	F	L	15/04/2016	£93,995	47	£2,000	£99,924	£2,126
OLD CHURCH ROAD	CV6 7DU	F	L	19/04/2016	£86,000	50	£1,720	£91,425	£1,828
OLD CHURCH ROAD	CV6 7PG	S	L	27/05/2016	£180,995	84	£2,155	£187,662	£2,234
OLD CHURCH ROAD	CV6 7PG	D	L	31/05/2016	£224,995	91	£2,472	£233,283	£2,564
HENTON COURT	CV6 7PQ	F	L	18/03/2016	£93,995	47	£2,000	£102,284	£2,176
HENTON COURT	CV6 7PQ	F	L	29/04/2016	£93,995	47	£2,000	£99,924	£2,126
							<b>Average</b>	<b>£175,639</b>	<b>£2,234</b>
							<b>Median</b>	<b>£175,970</b>	<b>£2,189</b>
<b>Henley</b>									

Address	Postcode	Property Type	Freehold / Leasehold	Date	Sale Price	EPC Floor Area	Price per £/m <sup>2</sup>	Updated Values in Line with UK HPI (£)	Updated Values in Line with UK HPI (£/m <sup>2</sup> )
BRETFORD ROAD	CV2 1FB	D	F	24/03/2016	£164,995	78	£2,115	£179,544	£2,302
BRETFORD ROAD	CV2 1FB	S	F	30/03/2016	£145,995	92	£1,587	£158,869	£1,727
BRETFORD ROAD	CV2 1FB	S	F	30/03/2016	£145,995	92	£1,587	£158,869	£1,727
LAPWORTH ROAD	CV2 1EY	S	F	30/10/2016	£117,500	61	£1,926	£118,030	£1,935
LAPWORTH ROAD	CV2 1EZ	S	F	11/03/2016	£139,995	78	£1,795	£152,340	£1,953
LAPWORTH ROAD	CV2 1EZ	D	F	31/03/2016	£155,500	115	£1,352	£169,212	£1,471
LAPWORTH ROAD	CV2 1EZ	S	F	31/03/2016	£145,995	92	£1,587	£158,869	£1,727
LAPWORTH ROAD	CV2 1EZ	S	F	31/03/2016	£145,995	92	£1,587	£158,869	£1,727
SPARROW ROAD	CV2 1GY	S	F	24/03/2016	£122,995	69	£1,783	£133,841	£1,940
SPARROW ROAD	CV2 1GY	T	F	01/03/2016	£117,995	61	£1,934	£128,400	£2,105
HOMESTEAD	CV2 1UP	S	F	28/10/2016	£126,500	61	£2,074	£127,071	£2,083
HILLMORTON ROAD	CV2 1FY	S	F	24/08/2016	£143,500	79	£1,816	£142,632	£1,805

Address	Postcode	Property Type	Freehold / Leasehold	Date	Sale Price	EPC Floor Area	Price per £/m <sup>2</sup>	Updated Values in Line with UK HPI (£)	Updated Values in Line with UK HPI (£/m <sup>2</sup> )
HILLMORTON ROAD	CV2 1FY	S	F	26/08/2016	£143,500	62	£2,315	£142,632	£2,301
HILLMORTON ROAD	CV2 1FY	S	F	16/09/2016	£119,500	62	£1,927	£119,648	£1,930
HILLMORTON ROAD	CV2 1GA	S	F	27/05/2016	£119,500	62	£1,927	£123,902	£1,998
HILLMORTON ROAD	CV2 1GA	S	F	30/06/2016	£154,995	117	£1,325	£155,604	£1,330
HILLMORTON ROAD	CV2 1GA	S	F	30/06/2016	£119,500	62	£1,927	£119,970	£1,935
HILLMORTON ROAD	CV2 1GA	S	F	29/07/2016	£154,995	117	£1,325	£153,924	£1,316
HILLMORTON ROAD	CV2 1GA	S	F	26/08/2016	£156,995	117	£1,342	£156,045	£1,334
HILLMORTON ROAD	CV2 1GA	S	F	23/09/2016	£156,995	117	£1,342	£157,190	£1,344
HILLMORTON ROAD	CV2 1GA	S	F	23/09/2016	£156,995	109	£1,440	£157,190	£1,442
HILLMORTON ROAD	CV2 1GA	S	F	30/09/2016	£156,995	117	£1,342	£157,190	£1,344
HILLMORTON ROAD	CV2 1GA	S	F	30/09/2016	£156,995	117	£1,342	£157,190	£1,344

Address	Postcode	Property Type	Freehold / Leasehold	Date	Sale Price	EPC Floor Area	Price per £/m <sup>2</sup>	Updated Values in Line with UK HPI (£)	Updated Values in Line with UK HPI (£/m <sup>2</sup> )
HILLMORTON ROAD	CV2 1GA	S	F	30/09/2016	£156,995	109	£1,440	£157,190	£1,442
HILLMORTON ROAD	CV2 1GA	S	F	30/09/2016	£144,995	81	£1,790	£145,175	£1,792
							<b>Average</b>	<b>£147,576</b>	<b>£1,734</b>
							<b>Median</b>	<b>£155,604</b>	<b>£1,727</b>
<b>Earlsdon</b>									
WOODLAND AVENUE	CV5 6DD	D	F	30/03/2016	£400,000	205	£1,951	£435,272	£2,123
EXCELSIOR ROAD	CV4 8ND	T	F	18/03/2016	£213,995	79	£2,709	£232,865	£2,948
CHERRY TREE DRIVE	CV4 8LW	T	F	27/05/2016	£125,996	55	£2,291	£130,637	£2,375
CHERRY TREE DRIVE	CV4 8LW	T	F	27/05/2016	£126,746	55	£2,304	£131,415	£2,389
CHERRY TREE DRIVE	CV4 8LW	T	F	03/06/2016	£125,246	55	£2,277	£125,738	£2,286
CHERRY TREE DRIVE	CV4 8LW	T	F	03/06/2016	£127,496	55	£2,318	£127,997	£2,327
CHERRY TREE DRIVE	CV4 8LW	T	F	26/08/2016	£131,246	63	£2,083	£130,452	£2,071

Address	Postcode	Property Type	Freehold / Leasehold	Date	Sale Price	EPC Floor Area	Price per £/m <sup>2</sup>	Updated Values in Line with UK HPI (£)	Updated Values in Line with UK HPI (£/m <sup>2</sup> )
CHERRY TREE DRIVE	CV4 8LW	T	F	26/08/2016	£134,996	63	£2,143	£134,179	£2,130
CHERRY TREE DRIVE	CV4 8LW	S	F	16/12/2016	£216,995	74	£2,932	£218,879	£2,958
CHERRY TREE DRIVE	CV4 8LZ	T	F	18/03/2016	£219,995	79	£2,785	£239,394	£3,030
CHERRY TREE DRIVE	CV4 8LZ	T	F	31/03/2016	£221,995	79	£2,810	£241,571	£3,058
CHERRY TREE DRIVE	CV4 8LZ	T	F	08/04/2016	£188,995	74	£2,554	£200,917	£2,715
CHERRY TREE DRIVE	CV4 8LZ	T	F	08/04/2016	£188,995	74	£2,554	£200,917	£2,715
CHERRY TREE DRIVE	CV4 8LZ	S	F	15/04/2016	£142,496	74	£1,926	£151,485	£2,047
CHERRY TREE DRIVE	CV4 8LZ	T	F	22/04/2016	£215,995	79	£2,734	£229,620	£2,907
CHERRY TREE DRIVE	CV4 8LZ	S	F	28/04/2016	£128,996	63	£2,048	£137,133	£2,177
CHERRY TREE DRIVE	CV4 8LZ	S	F	29/04/2016	£143,246	74	£1,936	£152,282	£2,058
CHERRY TREE DRIVE	CV4 8LZ	S	F	29/04/2016	£127,496	63	£2,024	£135,538	£2,151



Address	Postcode	Property Type	Freehold / Leasehold	Date	Sale Price	EPC Floor Area	Price per £/m <sup>2</sup>	Updated Values in Line with UK HPI (£)	Updated Values in Line with UK HPI (£/m <sup>2</sup> )
CHERRY TREE DRIVE	CV4 8LZ	T	F	29/04/2016	£188,995	74	£2,554	£200,917	£2,715
CHERRY TREE DRIVE	CV4 8LZ	T	F	29/04/2016	£211,995	79	£2,683	£225,367	£2,853
CHERRY TREE DRIVE	CV4 8LZ	T	F	29/04/2016	£219,995	79	£2,785	£233,872	£2,960
CHERRY TREE DRIVE	CV4 8LZ	T	F	20/05/2016	£128,996	63	£2,048	£133,748	£2,123
CHERRY TREE DRIVE	CV4 8LZ	T	F	20/05/2016	£131,246	63	£2,083	£136,080	£2,160
CHERRY TREE DRIVE	CV4 8LZ	T	F	20/05/2016	£131,246	63	£2,083	£136,080	£2,160
CHERRY TREE DRIVE	CV4 8LZ	S	F	29/07/2016	£172,496	79	£2,183	£171,304	£2,168
CHERRY TREE DRIVE	CV4 8LZ	S	F	29/07/2016	£172,496	79	£2,183	£171,304	£2,168
CHERRY TREE DRIVE	CV4 8LZ	T	F	26/08/2016	£217,995	79	£2,759	£216,676	£2,743
CHERRY TREE DRIVE	CV4 8LZ	T	F	26/08/2016	£219,995	79	£2,785	£218,664	£2,768
CHERRY TREE DRIVE	CV4 8LZ	T	F	09/09/2016	£221,995	79	£2,810	£222,271	£2,814

Address	Postcode	Property Type	Freehold / Leasehold	Date	Sale Price	EPC Floor Area	Price per £/m <sup>2</sup>	Updated Values in Line with UK HPI (£)	Updated Values in Line with UK HPI (£/m <sup>2</sup> )
CHERRY TREE DRIVE	CV4 8LZ	T	F	16/09/2016	£214,995	79	£2,721	£215,262	£2,725
CHERRY TREE DRIVE	CV4 8LZ	T	F	23/09/2016	£214,995	79	£2,721	£215,262	£2,725
CHERRY TREE DRIVE	CV4 8LZ	T	F	23/09/2016	£224,995	79	£2,848	£225,274	£2,852
CHERRY TREE DRIVE	CV4 8LZ	T	F	24/10/2016	£177,995	55	£3,236	£178,799	£3,251
CHERRY TREE DRIVE	CV4 8LZ	T	F	28/10/2016	£174,995	63	£2,778	£175,785	£2,790
CHERRY TREE DRIVE	CV4 8LZ	T	F	28/10/2016	£179,995	55	£3,273	£180,808	£3,287
CHERRY TREE DRIVE	CV4 8LZ	T	F	25/11/2016	£206,995	74	£2,797	£208,456	£2,817
CHERRY TREE DRIVE	CV4 8LZ	T	F	25/11/2016	£209,995	74	£2,838	£211,478	£2,858
CHERRY TREE DRIVE	CV4 8LZ	T	F	25/11/2016	£211,995	74	£2,865	£213,492	£2,885
ELM WALK	CV4 8NB	T	F	29/09/2016	£169,995	55	£3,091	£170,206	£3,095
ELM WALK	CV4 8NB	S	F	30/09/2016	£222,995	79	£2,823	£223,272	£2,826
ELM WALK	CV4 8NB	S	F	30/09/2016	£224,995	79	£2,848	£225,274	£2,852
ELM WALK	CV4 8NB	T	F	03/10/2016	£173,995	55	£3,164	£174,781	£3,178
ELM WALK	CV4 8NB	T	F	21/10/2016	£161,995	55	£2,945	£162,726	£2,959

Address	Postcode	Property Type	Freehold / Leasehold	Date	Sale Price	EPC Floor Area	Price per £/m <sup>2</sup>	Updated Values in Line with UK HPI (£)	Updated Values in Line with UK HPI (£/m <sup>2</sup> )
ELM WALK	CV4 8NB	T	F	28/10/2016	£178,995	63	£2,841	£179,803	£2,854
ELM WALK	CV4 8NB	T	F	28/10/2016	£162,995	55	£2,964	£163,731	£2,977
ELM WALK	CV4 8NB	T	F	25/11/2016	£175,995	63	£2,794	£177,238	£2,813
ELM WALK	CV4 8NB	T	F	25/11/2016	£164,995	55	£3,000	£166,160	£3,021
ELM WALK	CV4 8NB	T	F	09/12/2016	£175,995	63	£2,794	£177,523	£2,818
ELM WALK	CV4 8NB	T	F	09/12/2016	£179,995	63	£2,857	£181,558	£2,882
ELM WALK	CV4 8NB	S	F	09/12/2016	£226,995	79	£2,873	£228,966	£2,898
ELM WALK	CV4 8NB	S	F	09/12/2016	£229,995	79	£2,911	£231,992	£2,937
							<b>Average</b>	<b>£185,503</b>	<b>£2,685</b>
							<b>Median</b>	<b>£180,305</b>	<b>£2,815</b>
<b>Wainbody</b>									
LANCASTER GARDENS	CV6 6HF	S	F	18/03/2016	£219,950	109	£2,018	£239,345	£2,196
LANCASTER GARDENS	CV6 6HF	T	F	22/04/2016	£219,950	109	£2,018	£233,824	£2,145
LANCASTER GARDENS	CV6 6HF	S	F	26/05/2016	£219,950	109	£2,018	£228,052	£2,092
							<b>Average</b>	<b>£233,740</b>	<b>£2,144</b>
							<b>Median</b>	<b>£233,824</b>	<b>£2,145</b>
<b>Woodlands</b>									

Address	Postcode	Property Type	Freehold / Leasehold	Date	Sale Price	EPC Floor Area	Price per £/m <sup>2</sup>	Updated Values in Line with UK HPI (£)	Updated Values in Line with UK HPI (£/m <sup>2</sup> )
ASTORIA DRIVE	CV4 9ZY	T	F	24/03/2016	£167,995	61	£2,754	£182,809	£2,997
ASTORIA DRIVE	CV4 9ZY	T	F	29/03/2016	£169,995	61	£2,787	£184,985	£3,033
ASTORIA DRIVE	CV4 9ZY	T	F	29/03/2016	£169,995	61	£2,787	£184,985	£3,033
ASTORIA DRIVE	CV4 9ZY	S	F	29/03/2016	£219,995	77	£2,857	£239,394	£3,109
ASTORIA DRIVE	CV4 9ZY	S	F	29/03/2016	£219,995	77	£2,857	£239,394	£3,109
ASTORIA DRIVE	CV4 9ZY	S	F	31/03/2016	£219,995	77	£2,857	£239,394	£3,109
ASTORIA DRIVE	CV4 9ZY	D	F	31/03/2016	£309,995	80	£3,875	£337,330	£4,217
ASTORIA DRIVE	CV4 9ZY	S	F	29/04/2016	£215,000	77	£2,792	£228,562	£2,968
ASTORIA DRIVE	CV4 9ZY	T	F	27/05/2016	£202,995	70	£2,900	£210,472	£3,007
ASTORIA DRIVE	CV4 9ZY	T	F	07/06/2016	£169,995	56	£3,036	£170,663	£3,048
ASTORIA DRIVE	CV4 9ZY	T	F	10/06/2016	£199,995	70	£2,857	£200,781	£2,868

Address	Postcode	Property Type	Freehold / Leasehold	Date	Sale Price	EPC Floor Area	Price per £/m <sup>2</sup>	Updated Values in Line with UK HPI (£)	Updated Values in Line with UK HPI (£/m <sup>2</sup> )
ASTORIA DRIVE	CV4 9ZY	T	F	10/06/2016	£203,995	70	£2,914	£204,797	£2,926
ASTORIA DRIVE	CV4 9ZY	T	F	24/06/2016	£164,995	56	£2,946	£165,643	£2,958
							<b>Average</b>	<b>£214,555</b>	<b>£3,106</b>
							<b>Median</b>	<b>£204,797</b>	<b>£3,033</b>
<b>Radford</b>									
JAGUAR CLOSE	CV6 3LU	D	F	16/03/2016	£264,950	121	£2,190	£288,313	£2,383
JAGUAR CLOSE	CV6 3LU	D	F	27/05/2016	£274,000	138	£1,986	£284,093	£2,059
JAGUAR CLOSE	CV6 3LU	D	F	27/05/2016	£275,000	138	£1,993	£285,130	£2,066
JAGUAR CLOSE	CV6 3LU	D	F	27/05/2016	£249,950	107	£2,336	£259,157	£2,422
JAGUAR CLOSE	CV6 3LU	D	F	01/06/2016	£264,950	121	£2,190	£265,991	£2,198
JAGUAR CLOSE	CV6 3LU	D	F	02/06/2016	£264,950	121	£2,190	£265,991	£2,198
JAGUAR CLOSE	CV6 3LU	D	F	02/06/2016	£249,950	107	£2,336	£250,932	£2,345

Address	Postcode	Property Type	Freehold / Leasehold	Date	Sale Price	EPC Floor Area	Price per £/m <sup>2</sup>	Updated Values in Line with UK HPI (£)	Updated Values in Line with UK HPI (£/m <sup>2</sup> )
JAGUAR CLOSE	CV6 3LU	D	F	03/06/2016	£264,950	121	£2,190	£265,991	£2,198
JAGUAR CLOSE	CV6 3LU	D	F	03/06/2016	£264,950	121	£2,190	£265,991	£2,198
JAGUAR CLOSE	CV6 3LU	D	F	06/06/2016	£275,000	138	£1,993	£276,081	£2,001
JAGUAR CLOSE	CV6 3LU	D	F	22/06/2016	£249,950	107	£2,336	£250,932	£2,345
JAGUAR CLOSE	CV6 3LU	D	F	30/06/2016	£235,000	94	£2,500	£235,923	£2,510
JAGUAR CLOSE	CV6 3LU	D	F	05/08/2016	£264,950	121	£2,190	£263,347	£2,176
<b>Average</b>								<b>£265,990</b>	<b>£2,238</b>
<b>Median</b>								<b>£265,991</b>	<b>£2,198</b>
<b>Foleshill</b>									
FOLESHILL ROAD	CV6 5AH	S	L	31/08/2016	£212,995	105	£2,029	£211,707	£2,016
FOLESHILL ROAD	CV6 5AH	S	L	31/08/2016	£212,995	105	£2,029	£211,707	£2,016
COLSTON WALK	CV6 7NR	T	L	30/09/2016	£174,995	69	£2,536	£175,212	£2,539

Address	Postcode	Property Type	Freehold / Leasehold	Date	Sale Price	EPC Floor Area	Price per £/m <sup>2</sup>	Updated Values in Line with UK HPI (£)	Updated Values in Line with UK HPI (£/m <sup>2</sup> )
COLSTON WALK	CV6 7NR	T	L	30/09/2016	£156,995	58	£2,707	£157,190	£2,710
DRAKELEY CLOSE	CV6 7NP	S	L	30/06/2016	£116,995	58	£2,017	£117,455	£2,025
DRAKELEY CLOSE	CV6 7NP	S	L	26/08/2016	£116,995	58	£2,017	£116,287	£2,005
DRAKELEY CLOSE	CV6 7NP	D	L	26/08/2016	£224,995	91	£2,472	£223,634	£2,458
DRAKELEY CLOSE	CV6 7NP	S	L	26/08/2016	£154,995	58	£2,672	£154,057	£2,656
DRAKELEY CLOSE	CV6 7NP	S	L	31/08/2016	£169,995	69	£2,464	£168,967	£2,449
DRAKELEY CLOSE	CV6 7NP	S	L	31/08/2016	£172,995	69	£2,507	£171,949	£2,492
COURTELLE ROAD	CV6 5FH	S	L	30/11/2016	£171,995	69	£2,493	£173,209	£2,510
COURTELLE ROAD	CV6 5FH	S	L	30/11/2016	£152,995	57	£2,684	£154,075	£2,703
SHORTRIDGE DRIVE	CV6 5BF	D	L	31/08/2016	£234,995	111	£2,117	£233,574	£2,104
SHORTRIDGE DRIVE	CV6 5BF	D	L	31/10/2016	£224,995	91	£2,472	£226,011	£2,484

Address	Postcode	Property Type	Freehold / Leasehold	Date	Sale Price	EPC Floor Area	Price per £/m <sup>2</sup>	Updated Values in Line with UK HPI (£)	Updated Values in Line with UK HPI (£/m <sup>2</sup> )
SHORTRIDGE DRIVE	CV6 5BF	S	L	30/11/2016	£245,995	111	£2,216	£247,732	£2,232
EMILY ALLEN ROAD	CV6 2PN	T	F	24/03/2016	£192,995	74	£2,608	£210,013	£2,838
EMILY ALLEN ROAD	CV6 2PN	S	F	15/04/2016	£185,995	75	£2,480	£197,727	£2,636
EMILY ALLEN ROAD	CV6 2PN	T	F	22/04/2016	£193,995	79	£2,456	£206,232	£2,611
EMILY ALLEN ROAD	CV6 2PN	T	F	22/04/2016	£195,995	79	£2,481	£208,358	£2,637
EMILY ALLEN ROAD	CV6 2PN	T	F	22/04/2016	£195,995	79	£2,481	£208,358	£2,637
EMILY ALLEN ROAD	CV6 2PN	D	F	20/05/2016	£276,995	114	£2,430	£287,198	£2,519
EMILY ALLEN ROAD	CV6 2PN	S	F	27/05/2016	£209,995	80	£2,625	£217,730	£2,722
EMILY ALLEN ROAD	CV6 2PN	S	F	10/06/2016	£209,995	101	£2,079	£210,820	£2,087
EMILY ALLEN ROAD	CV6 2PN	S	F	17/06/2016	£209,995	101	£2,079	£210,820	£2,087
EMILY ALLEN ROAD	CV6 2PN	S	F	17/06/2016	£209,995	101	£2,079	£210,820	£2,087



Address	Postcode	Property Type	Freehold / Leasehold	Date	Sale Price	EPC Floor Area	Price per £/m <sup>2</sup>	Updated Values in Line with UK HPI (£)	Updated Values in Line with UK HPI (£/m <sup>2</sup> )
EMILY ALLEN ROAD	CV6 2PN	S	F	17/06/2016	£211,995	101	£2,099	£212,828	£2,107
							<b>Average</b>	<b>£197,064</b>	<b>£2,399</b>
							<b>Median</b>	<b>£209,186</b>	<b>£2,488</b>
<b>St. Michaels</b>									
BEDFORD STREET	CV1 3EW	F	L	05/08/2016	£90,000	41	£2,195	£89,456	£2,182
BEDFORD STREET	CV1 3EW	F	L	10/08/2016	£90,000	42	£2,143	£89,456	£2,130
BEDFORD STREET	CV1 3EW	F	L	02/09/2016	£90,000	41	£2,195	£90,112	£2,198
ALBANY ROAD	CV5 6LF	F	L	04/07/2016	£168,950	56	£3,017	£167,783	£2,996
ALBANY ROAD	CV5 6LF	F	L	08/07/2016	£168,950	70	£2,414	£167,783	£2,397
ALBANY ROAD	CV5 6LF	F	L	12/07/2016	£228,950	75	£3,053	£227,368	£3,032
ALBANY ROAD	CV5 6LF	F	L	18/07/2016	£208,950	56	£3,731	£207,506	£3,705
ALBANY ROAD	CV5 6LF	F	L	12/08/2016	£210,950	70	£3,014	£209,674	£2,995

Address	Postcode	Property Type	Freehold / Leasehold	Date	Sale Price	EPC Floor Area	Price per £/m <sup>2</sup>	Updated Values in Line with UK HPI (£)	Updated Values in Line with UK HPI (£/m <sup>2</sup> )
ALBANY ROAD	CV5 6LZ	F	L	05/07/2016	£228,950	55	£4,163	£227,368	£4,134
ALBANY ROAD	CV5 6LZ	F	L	05/07/2016	£320,950	75	£4,279	£318,733	£4,250
ALBANY ROAD	CV5 6LZ	F	L	11/07/2016	£208,950	74	£2,824	£207,506	£2,804
ALBANY ROAD	CV5 6LZ	F	L	12/07/2016	£228,950	65	£3,522	£227,368	£3,498
ALBANY ROAD	CV5 6LZ	F	L	14/07/2016	£200,950	95	£2,115	£199,562	£2,101
ALBANY ROAD	CV5 6LZ	F	L	10/08/2016	£228,950	70	£3,271	£227,565	£3,251
ALBANY ROAD	CV5 6LZ	F	L	25/08/2016	£172,950	74	£2,337	£171,904	£2,323
ALBANY ROAD	CV5 6NA	F	L	11/07/2016	£208,950	75	£2,786	£207,506	£2,767
ALBANY ROAD	CV5 6NA	F	L	13/07/2016	£170,950	70	£2,442	£169,769	£2,425
ALBANY ROAD	CV5 6NA	F	L	15/07/2016	£198,950	74	£2,689	£197,576	£2,670
ALBANY ROAD	CV5 6NA	F	L	18/07/2016	£200,950	66	£3,045	£199,562	£3,024

Address	Postcode	Property Type	Freehold / Leasehold	Date	Sale Price	EPC Floor Area	Price per £/m <sup>2</sup>	Updated Values in Line with UK HPI (£)	Updated Values in Line with UK HPI (£/m <sup>2</sup> )
ALBANY ROAD	CV5 6NA	F	L	21/07/2016	£208,950	66	£3,166	£207,506	£3,144
ALBANY ROAD	CV5 6NA	F	L	28/07/2016	£234,950	56	£4,196	£233,327	£4,167
ALBANY ROAD	CV5 6NA	F	L	01/08/2016	£228,950	70	£3,271	£227,565	£3,251
ALBANY ROAD	CV5 6NA	F	L	01/09/2016	£234,950	70	£3,356	£235,242	£3,361
ALBANY ROAD	CV5 6NA	F	L	26/09/2016	£210,950	74	£2,851	£211,212	£2,854
ALBANY ROAD	CV5 6NB	F	L	04/07/2016	£200,950	66	£3,045	£199,562	£3,024
ALBANY ROAD	CV5 6NB	F	L	05/07/2016	£198,950	66	£3,014	£197,576	£2,994
ALBANY ROAD	CV5 6NB	F	L	06/07/2016	£168,950	70	£2,414	£167,783	£2,397
ALBANY ROAD	CV5 6NB	F	L	07/07/2016	£318,950	70	£4,556	£316,747	£4,525
ALBANY ROAD	CV5 6NB	F	L	11/07/2016	£208,950	66	£3,166	£207,506	£3,144
ALBANY ROAD	CV5 6NB	F	L	12/07/2016	£208,950	55	£3,799	£207,506	£3,773

Address	Postcode	Property Type	Freehold / Leasehold	Date	Sale Price	EPC Floor Area	Price per £/m <sup>2</sup>	Updated Values in Line with UK HPI (£)	Updated Values in Line with UK HPI (£/m <sup>2</sup> )
ALBANY ROAD	CV5 6NB	F	L	13/07/2016	£208,950	66	£3,166	£207,506	£3,144
ALBANY ROAD	CV5 6NB	F	L	14/07/2016	£228,950	95	£2,410	£227,368	£2,393
ALBANY ROAD	CV5 6NB	F	L	18/07/2016	£200,950	70	£2,871	£199,562	£2,851
ALBANY ROAD	CV5 6NB	F	L	21/07/2016	£170,950	58	£2,947	£169,769	£2,927
ALBANY ROAD	CV5 6NB	F	L	02/08/2016	£228,950	74	£3,094	£227,565	£3,075
ALBANY ROAD	CV5 6NB	F	L	15/08/2016	£208,950	66	£3,166	£207,686	£3,147
ALBANY ROAD	CV5 6NB	F	L	28/10/2016	£206,950	66	£3,136	£207,884	£3,150
WHITMORE MANOR CLOSE	CV6 2PH	D	F	24/06/2016	£267,995	116	£2,310	£269,048	£2,319
WHITMORE MANOR CLOSE	CV6 2PH	D	F	15/07/2016	£216,995	101	£2,148	£215,496	£2,134
WHITMORE MANOR CLOSE	CV6 2PH	D	F	15/07/2016	£210,995	80	£2,637	£209,537	£2,619

Address	Postcode	Property Type	Freehold / Leasehold	Date	Sale Price	EPC Floor Area	Price per £/m <sup>2</sup>	Updated Values in Line with UK HPI (£)	Updated Values in Line with UK HPI (£/m <sup>2</sup> )
WHITMORE MANOR CLOSE	CV6 2PH	D	F	29/07/2016	£249,995	100	£2,500	£248,268	£2,483
WHITMORE MANOR CLOSE	CV6 2PH	S	F	12/08/2016	£217,995	101	£2,158	£216,676	£2,145
WHITMORE MANOR CLOSE	CV6 2PH	S	F	19/08/2016	£214,995	101	£2,129	£213,695	£2,116
WHITMORE MANOR CLOSE	CV6 2PH	S	F	19/08/2016	£217,995	101	£2,158	£216,676	£2,145
WHITMORE MANOR CLOSE	CV6 2PH	S	F	26/08/2016	£214,995	101	£2,129	£213,695	£2,116
WHITMORE MANOR CLOSE	CV6 2PH	S	F	02/09/2016	£220,995	101	£2,188	£221,269	£2,191
WHITMORE MANOR CLOSE	CV6 2PH	S	F	02/09/2016	£220,995	101	£2,188	£221,269	£2,191

Address	Postcode	Property Type	Freehold / Leasehold	Date	Sale Price	EPC Floor Area	Price per £/m <sup>2</sup>	Updated Values in Line with UK HPI (£)	Updated Values in Line with UK HPI (£/m <sup>2</sup> )
WHITMORE MANOR CLOSE	CV6 2PH	S	F	09/09/2016	£218,995	101	£2,168	£219,267	£2,171
WHITMORE MANOR CLOSE	CV6 2PH	D	F	24/10/2016	£281,995	114	£2,474	£283,268	£2,485
WHITMORE MANOR CLOSE	CV6 2PH	S	F	28/10/2016	£229,995	101	£2,277	£231,033	£2,287
WHITMORE MANOR CLOSE	CV6 2PH	S	F	28/10/2016	£231,995	101	£2,297	£233,042	£2,307
WHITMORE MANOR CLOSE	CV6 2PH	D	F	18/11/2016	£269,995	116	£2,328	£271,901	£2,344
<b>Average</b>								<b>£210,511</b>	<b>£2,813</b>
<b>Median</b>								<b>£210,443</b>	<b>£2,785</b>
<b>Whoberley</b>									
ALLESLEY OLD ROAD	CV5 8EH	F	L	22/03/2016	£172,500	42	£4,107	£187,711	£4,469
ALLESLEY OLD ROAD	CV5 8EH	F	L	24/03/2016	£119,000	41	£2,902	£129,493	£3,158

Address	Postcode	Property Type	Freehold / Leasehold	Date	Sale Price	EPC Floor Area	Price per £/m <sup>2</sup>	Updated Values in Line with UK HPI (£)	Updated Values in Line with UK HPI (£/m <sup>2</sup> )
ALLESLEY OLD ROAD	CV5 8EH	F	L	31/03/2016	£131,000	52	£2,519	£142,552	£2,741
ALLESLEY OLD ROAD	CV5 8EH	F	L	31/03/2016	£157,000	58	£2,707	£170,844	£2,946
ALLESLEY OLD ROAD	CV5 8EH	F	L	31/03/2016	£119,000	42	£2,833	£129,493	£3,083
ALLESLEY OLD ROAD	CV5 8EH	F	L	31/03/2016	£125,000	42	£2,976	£136,023	£3,239
ALLESLEY OLD ROAD	CV5 8EH	F	L	31/03/2016	£150,500	42	£3,583	£163,771	£3,899
ALLESLEY OLD ROAD	CV5 8EH	F	L	01/04/2016	£175,000	52	£3,365	£186,039	£3,578
ALLESLEY OLD ROAD	CV5 8EH	F	L	29/04/2016	£126,000	58	£2,172	£133,948	£2,309
ALLESLEY OLD ROAD	CV5 8EH	F	L	07/10/2016	£129,000	75	£1,720	£129,582	£1,728
ALLESLEY OLD ROAD	CV5 8EH	F	L	07/10/2016	£112,000	40	£2,800	£112,506	£2,813
ALLESLEY OLD ROAD	CV5 8EH	F	L	11/11/2016	£122,000	42	£2,905	£122,861	£2,925
ALLESLEY OLD ROAD	CV5 8EH	F	L	25/11/2016	£122,000	50	£2,440	£122,861	£2,457
							<b>Average</b>	<b>£143,668</b>	<b>£3,027</b>

Address	Postcode	Property Type	Freehold / Leasehold	Date	Sale Price	EPC Floor Area	Price per £/m <sup>2</sup>	Updated Values in Line with UK HPI (£)	Updated Values in Line with UK HPI (£/m <sup>2</sup> )
							Median	£133,948	£2,946
<b>Lower Stoke</b>									
MARCONI CLOSE	CV3 1QE	D	F	04/03/2016	£254,750	102	£2,498	£277,214	£2,718
MARCONI CLOSE	CV3 1QE	D	F	11/03/2016	£299,750	122	£2,457	£326,182	£2,674
MARCONI CLOSE	CV3 1QE	D	F	24/03/2016	£374,750	168	£2,231	£407,796	£2,427
MARCONI CLOSE	CV3 1QE	D	F	24/03/2016	£384,750	163	£2,360	£418,677	£2,569
MARCONI CLOSE	CV3 1QE	D	F	30/03/2016	£299,750	123	£2,437	£326,182	£2,652
MARCONI CLOSE	CV3 1QE	D	F	01/04/2016	£309,750	142	£2,181	£329,289	£2,319
MARCONI CLOSE	CV3 1QE	D	F	07/04/2016	£339,750	139	£2,444	£361,181	£2,598
MARCONI CLOSE	CV3 1QE	D	F	20/04/2016	£324,750	135	£2,406	£345,235	£2,557
MARCONI CLOSE	CV3 1QE	D	F	16/06/2016	£304,750	123	£2,478	£305,947	£2,487
MARCONI CLOSE	CV3 1QE	D	F	17/06/2016	£399,750	168	£2,379	£401,321	£2,389



Address	Postcode	Property Type	Freehold / Leasehold	Date	Sale Price	EPC Floor Area	Price per £/m <sup>2</sup>	Updated Values in Line with UK HPI (£)	Updated Values in Line with UK HPI (£/m <sup>2</sup> )
MARCONI CLOSE	CV3 1QE	D	F	29/07/2016	£439,750	196	£2,244	£436,712	£2,228
MARCONI CLOSE	CV3 1QE	D	F	01/09/2016	£399,750	168	£2,379	£400,246	£2,382
MIDDLESEX ROAD	CV3 1PQ	F	F	31/03/2016	£105,000	32	£3,281	£114,259	£3,571
MIDDLESEX ROAD	CV3 1PQ	F	F	31/03/2016	£105,000	32	£3,281	£114,259	£3,571
MIDDLESEX ROAD	CV3 1PQ	D	F	21/04/2016	£214,995	88	£2,443	£228,557	£2,597
MIDDLESEX ROAD	CV3 1PQ	D	F	29/04/2016	£229,995	102	£2,255	£244,503	£2,397
MIDDLESEX ROAD	CV3 1PQ	S	F	29/04/2016	£186,995	82	£2,280	£198,790	£2,424
MIDDLESEX ROAD	CV3 1PQ	F	F	29/04/2016	£112,500	32	£3,516	£119,596	£3,737
MIDDLESEX ROAD	CV3 1PQ	F	F	03/05/2016	£112,500	32	£3,516	£116,644	£3,645
MIDDLESEX ROAD	CV3 1PQ	D	F	13/05/2016	£231,995	102	£2,274	£240,541	£2,358
MIDDLESEX ROAD	CV3 1PQ	S	F	27/05/2016	£191,995	82	£2,341	£199,067	£2,428

Address	Postcode	Property Type	Freehold / Leasehold	Date	Sale Price	EPC Floor Area	Price per £/m <sup>2</sup>	Updated Values in Line with UK HPI (£)	Updated Values in Line with UK HPI (£/m <sup>2</sup> )
MIDDLESEX ROAD	CV3 1PQ	D	F	27/06/2016	£179,995	69	£2,609	£180,702	£2,619
MIDDLESEX ROAD	CV3 1PQ	D	F	29/06/2016	£165,995	57	£2,912	£166,647	£2,924
MIDDLESEX ROAD	CV3 1PQ	D	F	01/07/2016	£180,995	69	£2,623	£179,745	£2,605
MIDDLESEX ROAD	CV3 1PQ	T	F	11/08/2016	£210,995	113	£1,867	£209,719	£1,856
MIDDLESEX ROAD	CV3 1PQ	T	F	19/08/2016	£209,995	113	£1,858	£208,725	£1,847
MIDDLESEX ROAD	CV3 1PQ	T	F	26/08/2016	£206,995	113	£1,832	£205,743	£1,821
MIDDLESEX ROAD	CV3 1PQ	T	F	09/09/2016	£211,995	113	£1,876	£212,258	£1,878
MIDDLESEX ROAD	CV3 1PQ	T	F	14/09/2016	£207,995	113	£1,841	£208,253	£1,843
MIDDLESEX ROAD	CV3 1PQ	T	F	22/09/2016	£225,995	128	£1,766	£226,276	£1,768
SIGNALS DRIVE	CV3 1QT	F	F	01/04/2016	£111,500	32	£3,484	£118,533	£3,704
SIGNALS DRIVE	CV3 1QT	T	F	10/06/2016	£207,995	113	£1,841	£208,812	£1,848

Address	Postcode	Property Type	Freehold / Leasehold	Date	Sale Price	EPC Floor Area	Price per £/m <sup>2</sup>	Updated Values in Line with UK HPI (£)	Updated Values in Line with UK HPI (£/m <sup>2</sup> )
SIGNALS DRIVE	CV3 1QT	T	F	22/06/2016	£205,995	113	£1,823	£206,804	£1,830
SIGNALS DRIVE	CV3 1QT	T	F	30/06/2016	£209,995	113	£1,858	£210,820	£1,866
SIGNALS DRIVE	CV3 1QT	T	F	30/09/2016	£227,995	128	£1,781	£228,278	£1,783
SIGNALS DRIVE	CV3 1QT	T	F	30/09/2016	£208,995	113	£1,850	£209,254	£1,852
SIGNALS DRIVE	CV3 1QT	T	F	30/09/2016	£212,995	113	£1,885	£213,259	£1,887
ANGLIAN WAY	CV3 1PE	F	L	04/03/2016	£124,995	58	£2,155	£136,017	£2,345
ANGLIAN WAY	CV3 1PE	F	L	04/03/2016	£125,995	58	£2,172	£137,105	£2,364
ANGLIAN WAY	CV3 1PE	F	L	11/03/2016	£126,995	58	£2,190	£138,193	£2,383
ANGLIAN WAY	CV3 1PE	F	L	16/03/2016	£97,213	43	£2,261	£105,785	£2,460
ANGLIAN WAY	CV3 1PE	F	L	31/03/2016	£124,000	54	£2,296	£134,934	£2,499
ANGLIAN WAY	CV3 1PE	F	L	31/03/2016	£124,995	54	£2,315	£136,017	£2,519

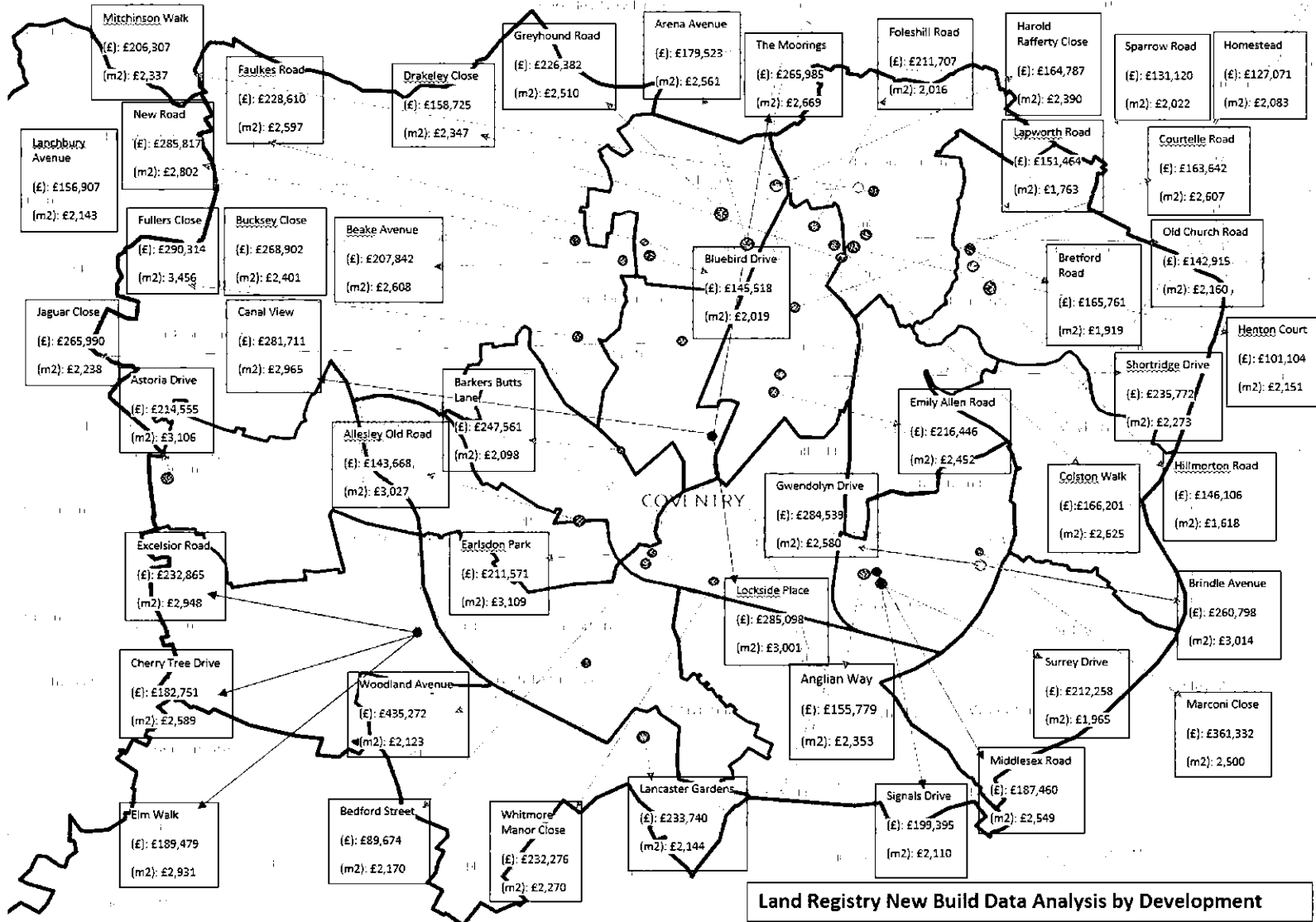
Address	Postcode	Property Type	Freehold / Leasehold	Date	Sale Price	EPC Floor Area	Price per £/m <sup>2</sup>	Updated Values in Line with UK HPI (£)	Updated Values in Line with UK HPI (£/m <sup>2</sup> )
ANGLIAN WAY	CV3 1PE	F	L	31/03/2016	£125,495	54	£2,324	£136,561	£2,529
ANGLIAN WAY	CV3 1PE	F	L	31/03/2016	£125,995	54	£2,333	£137,105	£2,539
ANGLIAN WAY	CV3 1PE	F	L	01/04/2016	£121,995	55	£2,218	£129,690	£2,358
ANGLIAN WAY	CV3 1PE	F	L	01/04/2016	£122,995	55	£2,236	£130,753	£2,377
ANGLIAN WAY	CV3 1QR	T	F	11/03/2016	£214,000	113	£1,894	£232,871	£2,061
ANGLIAN WAY	CV3 1QR	T	F	18/03/2016	£210,000	113	£1,858	£228,518	£2,022
ANGLIAN WAY	CV3 1QR	T	F	31/03/2016	£221,995	113	£1,965	£241,571	£2,138
SURREY DRIVE	CV3 1PL	T	F	30/09/2016	£211,995	108	£1,963	£212,258	£1,965
BRINDLE AVENUE	CV3 1JG	D	F	30/03/2016	£249,750	88	£2,838	£271,773	£3,088
BRINDLE AVENUE	CV3 1JG	S	F	22/04/2016	£235,000	85	£2,765	£249,824	£2,939
GWENDOLYN DRIVE	CV3 1JZ	D	F	26/08/2016	£309,750	123	£2,518	£307,876	£2,503

Address	Postcode	Property Type	Freehold / Leasehold	Date	Sale Price	EPC Floor Area	Price per £/m <sup>2</sup>	Updated Values in Line with UK HPI (£)	Updated Values in Line with UK HPI (£/m <sup>2</sup> )
GWENDOLYN DRIVE	CV3 1JZ	D	F	02/09/2016	£264,750	99	£2,674	£265,079	£2,678
GWENDOLYN DRIVE	CV3 1JZ	D	F	07/09/2016	£264,750	99	£2,674	£265,079	£2,678
GWENDOLYN DRIVE	CV3 1JZ	D	F	08/09/2016	£299,750	122	£2,457	£300,122	£2,460
<b>Average</b>								<b>£228,126</b>	<b>£2,448</b>
<b>Median</b>								<b>£212,258</b>	<b>£2,427</b>
<b>Sherbourne</b>									
BARKERS BUTTS LANE	CV6 1DU	T	F	21/03/2016	£228,000	118	£1,932	£248,105	£2,103
BARKERS BUTTS LANE	CV6 1DU	T	F	31/03/2016	£227,000	118	£1,924	£247,017	£2,093
<b>Average</b>								<b>£247,561</b>	<b>£2,098</b>
<b>Median</b>								<b>£247,561</b>	<b>£2,098</b>

Table 1b – Land Registry Sold Prices Review – Coventry CC New-Builds (Completed March 2017) – Overall Analysis

Ward	Updated Values in Line with UK HPI (£)	Updated Values in Line with UK HPI (£/m2)
Bablake	£231,684	£2,731
Holbrook	£205,878	£2,444
Longford	£175,639	£2,234
Henley	£147,576	£1,734
Earlsdon	£185,503	£2,685
Wainbody	£233,740	£2,144
Woodlands	£214,555	£3,106
Radford	£265,990	£2,238
Foleshill	£197,064	£2,399
ST Michaels	£210,511	£2,813
Whoberley	£143,668	£3,027
Lower Stoke	£228,126	£2,448
Sherbourne	£247,561	£2,098
<b>Overall Average</b>		<b>£2,508</b>

Figure 1 - Land Registry Sold Prices Review – Coventry CC New-Builds (Completed March 2017) – Overall Average Analysis mapped by Address



**Zoopla sourced average values data (area guides / statistics)**

3.5 The source of the information - maps and tables in the following pages is: [www.zoopla.co.uk](http://www.zoopla.co.uk) – as at March 2017. The Zoopla sourced indicative “heat” maps below provide a further indication as to the variable strength of residential values in Coventry City area. These present a relative picture. The “cooler” colours (blues) indicate the general extent of lower values, relative to the “warmer” colours - through yellow to red – indicating house prices generally moving to or at higher levels.

**Figure 2a – Zoopla Heat Map – Coventry City Area – Wider overview**

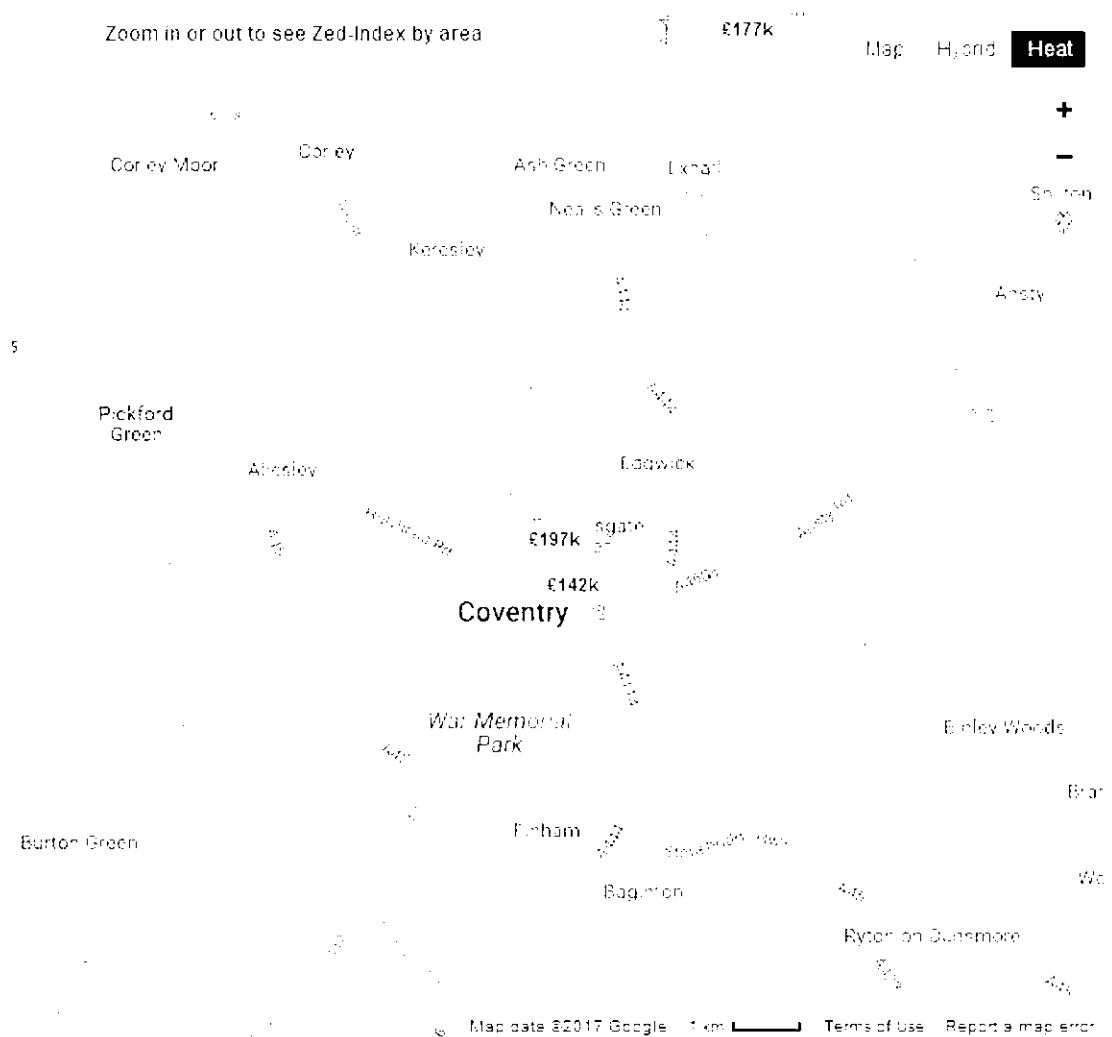
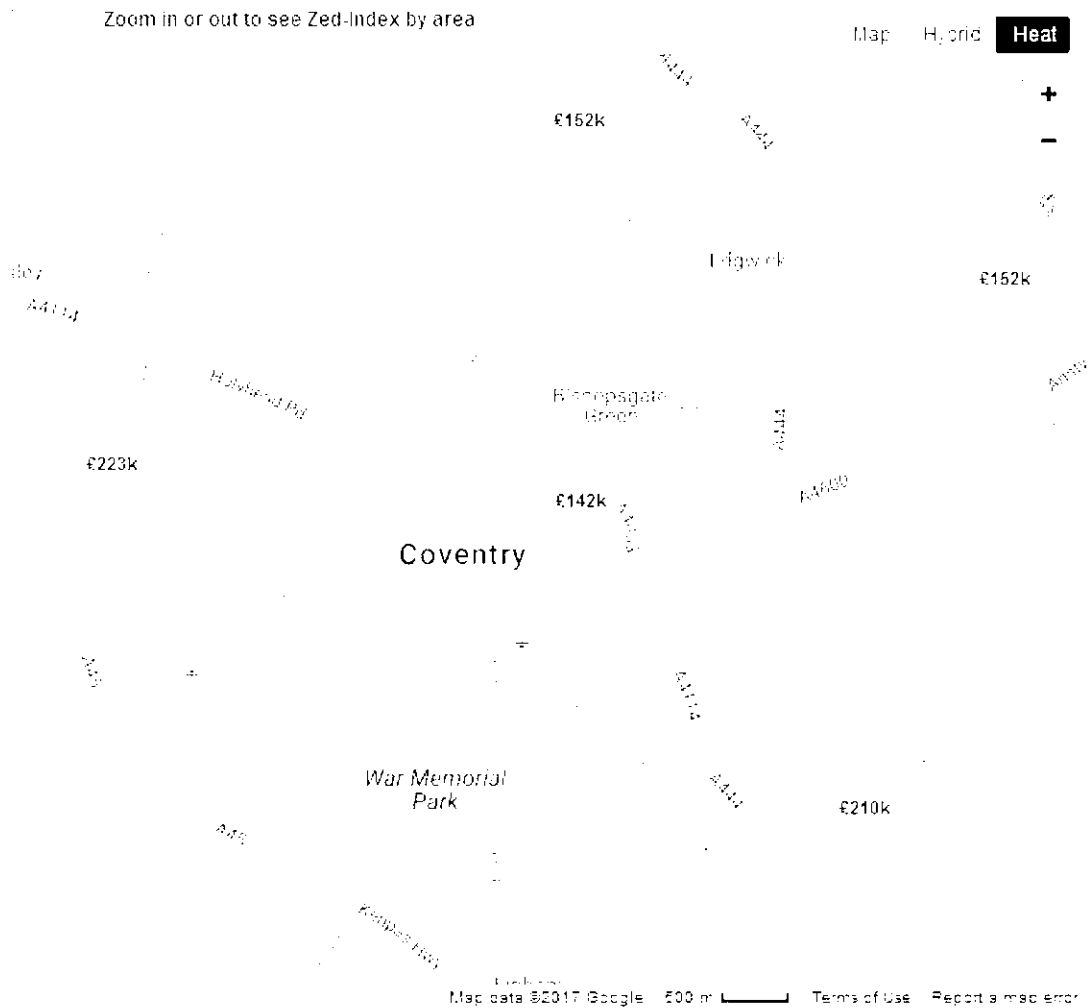




Figure 2b – Zoopla Heat Map – Coventry CC Area – City Centre Focus



3.6 The tables below provide a quick analysis of the Zoopla ‘Average Current Values Estimate’ data (March 2017) based on searching CCC area settlements. This data was not available for all areas but provides an additional data source and adds to the background picture in considering house price variance as part of informing the build-up of our appraisal assumptions – range of values for high-level overview for CIL Viability related testing.

See Table 2 on the following page.

Table 2 - Zoopla current values estimates – sourced from area stats by settlement

Settlement	Houses		Flats		Overall Average	
	Average Price per sq.ft	Average Price per sq.m.	Average Price per sq.ft	Average Price per sq.m.	Average Price per sq.ft	Average Price per sq.m.
Pickford Green lane	£218	£2,349	£188	£2,023	£203	£2,186
Allesley	£240	£2,579	£200	£2,152	£220	£2,365
Lower Eastern Green	£218	£2,349	£188	£2,023	£203	£2,186
Upper Eastern Green	£218	£2,349	£188	£2,023	£203	£2,186
Earlsdon	£265	£2,855	£263	£2,830	£264	£2,842
Coundon Green	£218	£2,349	£188	£2,023	£203	£2,186
Holbrooks	£185	£1,994	n/a	n/a	£185	£1,994
Alderman's Green	£202	£2,174	n/a	n/a	£202	£2,174
Willenhall	£159	£1,711	£140	£1,506	£150	£1,609
Binley	£191	£2,052	£235	£2,529	£213	£2,290
Walsgrove on Sowe	£198	£2,130	n/a	n/a	£198	£2,130
Coventry	£230	£2,471	£197	£2,120	£213	£2,295
<b>Average</b>	<b>£221</b>	<b>£2,375</b>	<b>£203</b>	<b>£2,179</b>	<b>£210</b>	<b>£2,265</b>

### Available New Build properties for sale – February / March 2017

Source: DSP research – based on a range of web searching – including from [www.rightmove.co.uk](http://www.rightmove.co.uk) ; various house builders' & estate agents' websites; associated / follow-up enquiries as relevant.

- 3.7 The tables below provide information, so far as found through web-searching and enquiries, on new build properties for sale – as at February/March 2017 based on the CCC ward areas only. The noted property sizes are as were supplied with the agent's / developer's details or, where those were not stated, as per DSP's estimates – e.g. from agents' or other floor plans / dimensions (*Note: estimated dwelling sizes are shown in italics; Agent's or others' quoted property size details in non-italics*).
- 3.8 The variations to the stated (i.e. advertised) 'price per m<sup>2</sup>' are adjustments considered by DSP in the context of thinking about the influence of changing markets, but most importantly the 5% deduction level ('Price less 5%') is intended to recognise that there will usually be an adjustment between marketing and sale price.

Table 3a - Available new build property – as marketed at the time of research

<b>Bablake</b>								
<b>Houses</b>								
Walmsley Close	3 Bed Semi	£250,000	105.9	£2,361	£2,243	£2,125	£2,597	Allsopp & Allsopp
<b>Average:</b>		<b>£250,000</b>	<b>105.90</b>	<b>£2,361</b>	<b>£2,243</b>	<b>£2,125</b>	<b>£2,597</b>	
<b>Westwood</b>								
<b>Houses</b>								
Westwood Heath Road	4 Bed Detached	£529,950	185.8	£2,852	£2,710	£2,567	£3,137	Shortland Horne
<b>Average:</b>		<b>£529,950</b>	<b>185.80</b>	<b>£2,852</b>	<b>£2,710</b>	<b>£2,567</b>	<b>£3,137</b>	
<b>Radford</b>								
<b>Houses</b>								
John Boyd Court	4 Bed Detached	£319,950	112.8	£2,836	£2,695	£2,553	£3,120	Foster Lewis & Co
<b>Average:</b>		<b>£319,950</b>	<b>112.80</b>	<b>£2,836</b>	<b>£2,695</b>	<b>£2,553</b>	<b>£3,120</b>	
<b>Flats</b>								
Stoneleigh	2 Bed Flat	£194,995	58.17	£3,352	£3,185	£3,017	£3,687	Barratt Homes
Stoneleigh	2 Bed Flat	£192,995	58.17	£3,318	£3,152	£2,986	£3,650	Barratt Homes
Harbury	2 Bed Flat	£182,995	61.61	£2,970	£2,822	£2,673	£3,267	Barratt Homes
Claverdon	2 Bed Flat	£178,995	61.3	£2,920	£2,774	£2,628	£3,212	Barratt Homes
City Wharf	2 Bed Flat	£164,995	58.22	£2,834	£2,692	£2,551	£3,117	Dixons
City Wharf	2 Bed Flat	£159,995	65.95	£2,426	£2,305	£2,183	£2,669	Dixons
Claverdon	2 Bed Flat	£159,995	57.39	£2,788	£2,648	£2,509	£3,067	Barratt Homes
Electric Wharf	2 Bed Flat	£149,995	61.63	£2,434	£2,312	£2,190	£2,677	Barratt Homes
<b>Average:</b>		<b>£173,120</b>	<b>60.31</b>	<b>£2,880</b>	<b>£2,736</b>	<b>£2,592</b>	<b>£3,168</b>	
<b>Longford</b>								
<b>Houses</b>								
Old Farm Lane	4 Bed Detached	£310,000	121.5	£2,551	£2,424	£2,296	£2,807	Foster Lewis

Grange Road	3 Bed Detached	£200,000	98.9	£2,022	£1,921	£1,820	£2,224	Wilson's
<b>Average:</b>		<b>£255,000</b>	<b>110.20</b>	<b>£2,287</b>	<b>£2,173</b>	<b>£2,058</b>	<b>£2,516</b>	
<b>Flats</b>								
Flat 8, 10 Coney Lane	2 Bed Flat	£110,000	54.87	£2,005	£1,905	£1,804	£2,205	Cloud 9 Estates
<b>Average:</b>		<b>£110,000</b>	<b>54.87</b>	<b>£2,005</b>	<b>£1,905</b>	<b>£1,804</b>	<b>£2,205</b>	
<b>St Michaels</b>								
<b>Flats</b>								
Thackhall Street	1 Bed Flat	£100,000	51.41	£1,945	£1,848	£1,751	£2,140	Elite
<b>Average:</b>		<b>£100,000</b>	<b>51.41</b>	<b>£1,945</b>	<b>£1,848</b>	<b>£1,751</b>	<b>£2,140</b>	
<b>Lower Stoke</b>								
<b>Houses</b>								
Signals Drive	3 Bed Detached	£250,000	94	£2,660	£2,527	£2,394	£2,926	Connells
Signals Drive	3 Bed Detached	£250,000	94	£2,660	£2,527	£2,394	£2,926	Connells
Brindle Avenue	3 Bed Terrace	£244,750	85.5	£2,863	£2,719	£2,576	£3,149	Morris
Signals Drive	4 Bed Terrace	£232,000	115	£2,017	£1,917	£1,816	£2,219	Connells
Signals Drive	4 Bed Terrace	£232,000	115	£2,017	£1,917	£1,816	£2,219	Connells
Signals Drive	4 Bed Terrace	£232,000	115	£2,017	£1,917	£1,816	£2,219	Connells
Signals Drive	4 Bed Terrace	£232,000	115	£2,017	£1,917	£1,816	£2,219	Connells
Signals Drive	4 Bed Terrace	£232,000	115	£2,017	£1,917	£1,816	£2,219	Connells
Signals Drive	4 Bed Terrace	£232,000	115	£2,017	£1,917	£1,816	£2,219	Connells
Surrey Drive	4 Bed Terrace	£226,500	109.9	£2,061	£1,958	£1,855	£2,267	Connells
Anglian Way	4 Bed Terrace	£226,000	113.7	£1,988	£1,888	£1,789	£2,186	Connells
Anglian Way	4 Bed Terrace	£225,000	113.7	£1,979	£1,880	£1,781	£2,177	Connells
Signals Drive	3 Bed Terrace	£217,000	84.1	£2,580	£2,451	£2,322	£2,838	Connells

Signals Drive	3 Bed Terrace	£190,000	84.1	£2,259	£2,146	£2,033	£2,485	Connells
Signals Drive	2 Bed Terrace	£165,000	70.4	£2,344	£2,227	£2,109	£2,578	Connells
<b>Average:</b>		<b>£222,019</b>	<b>105.61</b>	<b>£2,133</b>	<b>£2,026</b>	<b>£1,920</b>	<b>£2,346</b>	
<b>Flats</b>								
Brindle Avenue	2 Bed Flat	£154,750	58.41	£2,649	£2,517	£2,384	£2,914	Morris
Brindle Avenue	2 Bed Flat	£154,750	58.41	£2,649	£2,517	£2,384	£2,914	Morris
Signals Drive	2 Bed Flat	£142,000	54.13	£2,623	£2,492	£2,361	£2,886	Connells
Signals Drive	2 Bed Flat	£142,000	54.13	£2,623	£2,492	£2,361	£2,886	Connells
The Barley Lea	2 Bed Flat	£105,000	n/a	n/a	n/a	n/a	n/a	Wilson's
The Barley Lea	2 Bed Flat	£105,000	n/a	n/a	n/a	n/a	n/a	Wilson's
<b>Average:</b>		<b>£133,917</b>	<b>56.27</b>	<b>£2,636</b>	<b>£2,505</b>	<b>£2,373</b>	<b>£2,900</b>	
<b>Holbrook</b>								
<b>Houses</b>								
Cossington Road	3 Bed Terrace	£168,500	89.6	£1,881	£1,787	£1,693	£2,069	Merrick Binch
<b>Average:</b>		<b>£168,500</b>	<b>89.60</b>	<b>£1,881</b>	<b>£1,787</b>	<b>£1,693</b>	<b>£2,069</b>	

No available data for the following ward areas: Whoberley, Sherbourne, Foleshill, Henley, Wyken, Upper Stoke, Binley & Willenhall

Table 3b - New Build research – average £/sq. m. overview (price less 5%)

Ward Area	Flats	Houses	Average
Bablake*	n/a	£2,243	£2,243
Westwood*	n/a	£2,710	£2,710
Radford	£2,736	£2,695	£2,732
Longford*	£1,905	£2,173	£2,083
St Michaels*	£1,848	n/a	£1,848
Lower Stoke	£2,505	£2,026	£2,202
Holbrook*	n/a	£1,787	£1,787
<b>Overall Average:</b>			<b>£2,322</b>

\*small data sample

### Re-sale residential market review – ‘Rightmove’ resale values (February/March 2017)

- 3.9 The following outlines a wider exercise that DSP undertook to overview the Coventry City Council area residential market, enabling further consideration of the values variation / patterns seen. This involved a review of all available property at the point of research, and therefore inherently predominantly a resale property based exercise. Marketing price data was sought – based on ward areas within the City Council context (18 in total).
- 3.10 This background / value patterns exercise was carried out with reference to a range of property types - from 1-bed flats to 4-bed houses, using property search engine Rightmove. It provides a general indication of the relative values - variations seen in the established market between areas and across the Borough.

Table 4a: Bablake (119 properties) – available re-sale values analysis

	n/a	n/a	£347,490	£393,611
	n/a	n/a	£191,698	£221,250
	n/a	£142,625	£178,533	£212,500
	£87,500	£114,995	n/a	n/a
	n/a	£232,980	£287,000	£472,488

	£87,500	£75,000	£81,250	£87,500	£93,750	£100,000
	£114,995	£100,000	£105,000	£115,000	£124,975	£134,999
	£142,625	£130,000	£137,500	£143,750	£148,875	£153,000
	£207,639	£75,000	£170,000	£182,500	£219,950	£440,000
	£341,028	£160,000	£242,500	£357,800	£425,000	£600,000
	£232,980	£200,000	£229,950	£230,000	£245,000	£259,950
	£287,000	£235,000	£235,000	£280,000	£310,000	£375,000
	£472,488	£375,000	£431,250	£469,975	£511,213	£575,000

Table 4b: Woodlands (123 properties) – available re-sale values analysis

	n/a	n/a	£271,244	£365,417
	£148,000	n/a	£229,439	£271,650
	£115,873	£148,000	£181,156	£195,000
	£86,650	£115,873	£148,000	n/a
	n/a	£230,538	£260,375	£375,000

	£86,650	£80,000	£80,000	£80,000	£89,975	£99,950
	£115,873	£80,000	£107,238	£116,250	£126,863	£145,000
	£148,000	£115,000	£120,000	£150,000	£170,000	£185,000
	£218,128	£124,950	£199,950	£220,000	£247,475	£300,000
	£305,164	£145,000	£239,950	£285,000	£390,000	£460,000
	£230,538	£159,950	£211,238	£234,725	£249,963	£300,000
	£260,375	£220,000	£249,000	£250,000	£251,250	£360,000
	£375,000	£375,000	£375,000	£375,000	£375,000	£375,000

Table 4c: Westwood (82 properties) – available re-sale values analysis

	£169,250	n/a	£237,500	£411,421
	£141,928	£169,250	£181,224	n/a
	£134,997	£141,928	£150,792	£144,975
	n/a	£134,997	£141,928	£169,250
	n/a	£195,000	£265,000	£330,000

	n/a	n/a	n/a	n/a	n/a	n/a
	£134,997	£105,000	£127,498	£149,995	£149,995	£149,995
	£150,335	£110,000	£135,000	£142,950	£150,000	£230,000
	£168,419	£119,950	£145,000	£159,950	£190,000	£240,000
	£352,211	£144,950	£300,000	£355,000	£450,000	£525,000
	£195,000	£195,000	£195,000	£195,000	£195,000	£195,000
	£265,000	£180,000	£222,500	£265,000	£307,500	£350,000
	£330,000	£330,000	£330,000	£330,000	£330,000	£330,000



Table 4d: Holbrook (81 properties) – available re-sale values analysis

	n/a	n/a	£155,000	£237,000
	£119,680	n/a	£171,339	£242,500
	£90,000	£119,680	£137,699	£200,000
	£87,500	£90,000	£119,680	n/a
	n/a	n/a	n/a	n/a

	£87,500	£75,000	£81,250	£87,500	£93,750	£100,000
	£90,000	£90,000	£90,000	£90,000	£90,000	£90,000
	£119,680	£100,000	£114,000	£122,475	£124,988	£130,000
	£149,315	£110,000	£124,996	£145,000	£173,713	£220,000
	£230,000	£175,000	£225,000	£230,000	£245,000	£285,000
	n/a	n/a	n/a	n/a	n/a	n/a
	n/a	n/a	n/a	n/a	n/a	n/a
	£210,000	£210,000	£210,000	£210,000	£210,000	£210,000

Table 4e: Radford (110 properties) – available re-sale values analysis

	£132,493	n/a	£219,950	n/a
	£121,494	£132,493	£160,000	£177,498
	£125,091	£121,494	£140,822	£165,000
	£114,563	£125,091	£121,494	£132,493
	n/a	£150,000	n/a	n/a

	£114,563	£80,000	£105,998	£119,950	£127,498	£135,000
	£125,091	£85,000	£115,000	£124,995	£140,000	£160,000
	£124,574	£87,000	£115,000	£125,000	£139,950	£150,000
	£144,706	£90,000	£130,000	£143,750	£155,000	£219,950
	£169,166	£140,000	£146,250	£154,998	£186,249	£225,000
	£150,000	£150,000	£150,000	£150,000	£150,000	£150,000
	n/a	n/a	n/a	n/a	n/a	n/a
	n/a	n/a	n/a	n/a	n/a	n/a





Table 4f: Sherbourne (104 properties) – available re-sale values analysis

	£160,000	n/a	£231,650	n/a
	£146,613	£160,000	£199,996	£238,750
	£133,543	£146,613	£197,595	£233,724
	£98,823	£133,543	£146,613	£160,000
	n/a	£167,500	n/a	n/a

	£98,823	£87,950	£96,245	£99,998	£103,750	£105,000
	£133,543	£115,000	£124,725	£129,950	£138,225	£185,000
	£148,100	£128,000	£135,000	£150,000	£160,000	£169,950
	£199,716	£155,000	£180,000	£189,950	£201,238	£320,000
	£236,237	£195,000	£221,234	£240,000	£252,488	£270,000
	£167,500	£160,000	£163,750	£167,500	£171,250	£175,000
	n/a	n/a	n/a	n/a	n/a	n/a
	n/a	n/a	n/a	n/a	n/a	n/a

Table 4g: Whoberley (88 properties) – available re-sale values analysis

	n/a	n/a	£244,975	n/a
	£145,202	n/a	£200,250	£202,317
	£104,714	£145,202	£186,420	£196,650
	£104,106	£104,714	£145,202	n/a
	n/a	n/a	n/a	n/a

	£104,106	£70,000	£89,950	£90,000	£126,000	£135,000
	£104,714	£70,000	£92,500	£105,000	£119,975	£127,000
	£145,202	£119,950	£140,000	£145,000	£150,000	£165,000
	£189,721	£135,000	£174,950	£180,000	£209,950	£300,000
	£200,428	£20,000	£189,000	£214,950	£249,950	£305,000
	n/a	n/a	n/a	n/a	n/a	n/a
	n/a	n/a	n/a	n/a	n/a	n/a
	n/a	n/a	n/a	n/a	n/a	n/a



Table 4h: Earlsdon (98 properties) – available re-sale values analysis

	n/a	n/a	£345,000	£467,264
	£196,745	n/a	£293,148	£311,667
	£166,885	£196,745	£221,238	£287,500
	n/a	£166,885	£196,745	n/a
	n/a	£425,000	£440,000	£486,667

	n/a	n/a	n/a	n/a	n/a	n/a
	£166,885	£110,000	£123,250	£179,950	£205,625	£250,000
	£196,745	£152,500	£182,500	£200,000	£210,000	£230,000
	£270,618	£149,950	£232,500	£284,975	£300,000	£380,000
	£388,567	£250,000	£295,000	£325,000	£399,950	£720,000
	£425,000	£425,000	£425,000	£425,000	£425,000	£425,000
	£440,000	£395,000	£410,000	£425,000	£462,500	£500,000
	£486,667	£425,000	£455,000	£485,000	£517,500	£550,000

Table 4i: Wainbody (49 properties) – available re-sale values analysis

	n/a	n/a	£435,000	£501,480
	£165,000	n/a	£243,883	£406,250
	£200,000	£165,000	£215,490	£245,000
	£130,000	£200,000	£165,000	n/a
	n/a	£240,000	£410,000	£450,000

	£130,000	£130,000	£130,000	£130,000	£130,000	£130,000
	£200,000	£105,000	£125,000	£145,000	£247,500	£350,000
	£165,000	£165,000	£165,000	£165,000	£165,000	£165,000
	£239,243	£174,950	£235,000	£240,000	£275,000	£450,000
	£451,236	£235,000	£411,213	£462,500	£518,738	£620,000
	£240,000	£210,000	£210,000	£220,000	£260,000	£300,000
	£410,000	£275,000	£342,500	£395,000	£462,500	£575,000
	£450,000	£450,000	£450,000	£450,000	£450,000	£450,000



Table 4j: Longford (76 properties) – available re-sale values analysis

	£127,498	£124,975	£146,650	£210,000
	£115,907	£127,498	£152,685	£220,000
	£93,245	£115,907	£127,717	n/a
	£72,500	£93,245	£115,907	£127,498
	n/a	£152,498	n/a	£190,000

	£72,500	£65,000	£68,750	£72,500	£76,250	£80,000
	£93,245	£70,000	£81,250	£92,500	£107,113	£118,000
	£117,437	£60,000	£109,975	£120,000	£129,975	£140,000
	£140,019	£40,000	£129,975	£140,000	£152,475	£189,950
	£215,000	£210,000	£212,500	£215,000	£217,500	£220,000
	£152,498	£117,500	£133,748	£149,995	£169,998	£190,000
	n/a	n/a	n/a	n/a	n/a	n/a
	£190,000	£190,000	£190,000	£190,000	£190,000	£190,000

Table 4k: Foleshill (64 properties) – available re-sale values analysis

	£90,000	n/a	£220,000	n/a
	£105,121	£90,000	£165,000	£440,000
	£97,500	£105,121	£131,613	£250,000
	n/a	£97,500	£105,121	£90,000
	n/a	n/a	n/a	n/a

	n/a	n/a	n/a	n/a	n/a	n/a
	£97,500	£80,000	£96,250	£100,000	£100,000	£110,000
	£104,648	£65,000	£94,988	£110,000	£113,125	£180,000
	£145,033	£99,950	£120,000	£135,000	£166,250	£225,000
	£345,000	£250,000	£297,500	£345,000	£392,500	£440,000
	n/a	n/a	n/a	n/a	n/a	n/a
	n/a	n/a	n/a	n/a	n/a	n/a
	n/a	n/a	n/a	n/a	n/a	n/a



Table 4l: St Michaels (89 properties) – available re-sale values analysis

	£159,950	n/a	n/a	n/a
	£111,362	£159,950	£189,158	n/a
	£136,322	£111,362	£148,204	£175,000
	£104,023	£136,322	£111,362	£159,950
	n/a	n/a	n/a	n/a

	£104,023	£70,000	£89,995	£105,000	£117,500	£140,000
	£136,322	£10,000	£125,000	£139,975	£173,750	£200,000
	£113,792	£80,000	£94,999	£108,995	£133,125	£159,950
	£161,856	£120,000	£133,250	£160,000	£173,750	£250,000
	£175,000	£150,000	£153,750	£165,000	£183,750	£240,000
	n/a	n/a	n/a	n/a	n/a	n/a
	n/a	n/a	n/a	n/a	n/a	n/a
	n/a	n/a	n/a	n/a	n/a	n/a

Table 4m: Cheylesmore (31 properties) – available re-sale values analysis

	£154,950	n/a	£234,950	n/a
	£145,000	£154,950	£203,333	n/a
	£94,070	£145,000	£174,119	n/a
	£79,950	£94,070	£145,000	£154,950
	n/a	£180,000	£310,000	n/a

	£79,950	£79,950	£79,950	£79,950	£79,950	£79,950
	£94,070	£70,000	£79,988	£92,498	£99,250	£130,000
	£149,975	£135,000	£149,963	£154,950	£154,963	£155,000
	£186,492	£125,000	£147,500	£189,975	£208,738	£260,000
	n/a	n/a	n/a	n/a	n/a	n/a
	£180,000	£180,000	£180,000	£180,000	£180,000	£180,000
	£310,000	£310,000	£310,000	£310,000	£310,000	£310,000
	n/a	n/a	n/a	n/a	n/a	n/a



Table 4n: Henley (77 properties) – available re-sale values analysis

	£119,998	£147,499	£195,989	£265,714
	£121,658	£119,998	£176,980	£215,000
	£102,429	£121,658	£142,132	n/a
	£98,800	£102,429	£121,658	£119,998
	n/a	£153,240	£150,000	n/a

	£98,800	£96,500	£98,225	£99,950	£99,950	£99,950
	£102,429	£80,000	£92,500	£105,000	£113,500	£120,000
	£127,496	£75,000	£121,250	£129,998	£137,500	£160,000
	£163,434	£104,999	£135,000	£169,950	£190,000	£215,000
	£259,374	£215,000	£241,250	£264,998	£281,250	£300,000
	£153,240	£89,950	£123,750	£157,500	£185,588	£200,000
	£150,000	£75,000	£75,000	£127,500	£202,500	£270,000
	n/a	n/a	n/a	n/a	n/a	n/a

Table 4o: Upper Stoke (99 properties) – available re-sale values analysis

	£136,665	n/a	n/a	n/a
	£121,420	£136,665	£158,872	£250,000
	£106,655	£121,420	£152,613	£171,238
	£900,000	£106,655	£121,420	£136,665
	n/a	£137,990	£145,000	n/a

	£900,000	£900,000	£900,000	£900,000	£900,000	£900,000
	£106,655	£87,500	£99,995	£109,950	£115,000	£125,000
	£122,945	£70,500	£115,988	£125,000	£134,250	£145,000
	£153,811	£115,000	£140,000	£149,950	£162,500	£250,000
	£197,492	£149,950	£176,250	£180,000	£232,500	£250,000
	£137,990	£130,000	£130,000	£139,950	£145,000	£145,000
	£145,000	£145,000	£145,000	£145,000	£145,000	£145,000
	n/a	n/a	n/a	n/a	n/a	n/a

Table 4p: Lower Stoke (163 properties) – available re-sale values analysis

	£159,950	n/a	£225,000	£284,995
	£131,329	£159,950	£187,245	£274,279
	£122,463	£131,329	£166,421	£193,524
	£102,999	£122,463	£131,329	£159,950
	n/a	£170,000	£311,667	n/a

	£102,999	£95,000	£96,500	£98,500	£104,999	£119,995
	£122,463	£80,000	£121,000	£127,995	£130,998	£140,000
	£132,630	£68,000	£125,000	£136,500	£145,000	£165,000
	£172,774	£105,000	£145,000	£174,975	£186,238	£300,000
	£237,053	£125,000	£187,500	£227,475	£262,500	£380,000
	£170,000	£170,000	£170,000	£170,000	£170,000	£170,000
	£311,667	£275,000	£287,500	£300,000	£330,000	£360,000
	n/a	n/a	n/a	n/a	n/a	n/a

Table 4q: Wyken (76 properties) – available re-sale values analysis

	n/a	n/a	£302,500	£357,667
	£152,000	n/a	£182,568	£229,983
	£119,500	£152,000	£167,133	£200,000
	£74,983	£119,500	£152,000	n/a
	n/a	£161,667	n/a	n/a

	£74,983	£69,950	£73,225	£76,500	£77,500	£78,500
	£119,500	£98,000	£103,250	£117,500	£133,750	£145,000
	£152,000	£115,000	£150,000	£150,000	£170,000	£175,000
	£185,170	£129,950	£160,000	£177,475	£193,750	£475,000
	£329,208	£200,000	£272,475	£340,000	£397,500	£425,000
	£161,667	£155,000	£157,500	£160,000	£165,000	£170,000
	n/a	n/a	n/a	n/a	n/a	n/a
	n/a	n/a	n/a	n/a	n/a	n/a

Table 4r: Binley &amp; Willenhall (83 properties) – available re-sale values analysis

	£122,500	n/a	£174,167	£235,000
	£119,211	£122,500	£177,060	£210,000
	£86,929	£119,211	£139,785	n/a
	£53,333	£86,929	£119,211	£122,500
	n/a	£169,390	£172,499	n/a

	£53,333	£50,000	£50,000	£50,000	£55,000	£60,000
	£86,929	£75,000	£86,750	£90,000	£90,000	£90,000
	£119,809	£90,000	£115,000	£119,950	£130,000	£135,000
	£157,156	£105,000	£135,000	£155,000	£180,000	£215,000
	£222,500	£210,000	£216,250	£222,500	£228,750	£235,000
	£169,390	£135,000	£150,000	£154,950	£185,000	£222,000
	£172,499	£150,000	£164,996	£174,998	£182,500	£190,000
	n/a	n/a	n/a	n/a	n/a	n/a

### Overall analysis summary – Prevailing market (predominantly re-sale property based)

- 3.11 Whilst necessarily illustrative owing to varying dwelling sizes, indicatively we have below viewed the property pricing levels collected as above (see the preceding tables 4a – 4r) into £ per sq. m. rates using approximated floor areas for each respective type of property. The resulting property pricing indications (expressed £/sq. m rates) have then been sorted highest to lowest - providing a feel for an indicative values hierarchy suggesting in general terms the typically higher wards within the City on this basis. This picture is dependent on the data available (i.e. mix of property being marketed at the time) and also necessarily means taking a consistent assumed view on likely typical dwelling sizes.

*See table 5 on the following page*

Table 5: Average Asking Prices Analysis - Flats and Houses (£ per sq. m\*) Sorted by All Properties

	1 Bed Flats	2 Bed Flats	2 Bed House	3 Bed House	4 Bed House	All Properties
<b>Bablake</b>	£1,750	£1,643	£1,805	£2,076	£2,623	<b>£2,083</b>
<b>Woodlands</b>	£1,733	£1,655	£1,873	£2,181	£2,347	<b>£2,037</b>
<b>Westwood</b>	n/a	£1,929	£1,903	£1,684	£2,709	<b>£2,127</b>
<b>Holbrook</b>	£1,750	£1,286	£1,515	£1,493	£1,769	<b>£1,577</b>
<b>Radford</b>	£2,291	£1,787	£1,577	£1,447	£1,301	<b>£1,581</b>
<b>Sherbourne</b>	£1,976	£1,908	£1,875	£1,997	£1,817	<b>£1,903</b>
<b>Whoberley</b>	£2,082	£1,496	£1,838	£1,897	£1,542	<b>£1,735</b>
<b>Earlsdon</b>	n/a	£2,384	£2,490	£2,706	£2,989	<b>£2,699</b>
<b>Wainbody</b>	£2,600	£2,857	£2,089	£2,392	£3,471	<b>£2,763</b>
<b>Longford</b>	£1,450	£1,332	£1,487	£1,400	£1,654	<b>£1,488</b>
<b>Foleshill</b>	n/a	£1,393	£1,325	£1,450	£2,654	<b>£1,826</b>
<b>St Michaels</b>	£2,080	£1,947	£1,440	£1,619	£1,346	<b>£1,611</b>
<b>Cheylesmore</b>	£1,599	£1,344	£1,764	£1,865	n/a	<b>£1,707</b>
<b>Henley</b>	£1,976	£1,463	£1,500	£1,634	£1,995	<b>£1,752</b>
<b>Upper Stoke</b>	£1,800	£1,524	£1,446	£1,538	£1,519	<b>£1,564</b>
<b>Lower Stoke</b>	£2,060	£1,749	£1,560	£1,728	£1,823	<b>£1,790</b>
<b>Wyken</b>	£1,500	£1,707	£1,788	£1,852	£2,532	<b>£2,007</b>
<b>Binley &amp; Willenhall</b>	£1,067	£1,242	£1,410	£1,572	£1,712	<b>£1,491</b>
	<b>£2,289</b>	<b>£1,905</b>	<b>£1,780</b>	<b>£1,960</b>	<b>£2,939</b>	<b>£2,253</b>

\* as if units were all as per DSP sizes used for modelling purposes.

- 3.12 In terms of Coventry as a whole, we consider the higher value wards to be in the South and East with central Coventry and the adjoining North / East wards having the lowest values. Note: Those wards providing a limited data sample (few properties on the market at the time) are indicated with an \*.
- 3.13 The further two tables below (6a – 6b) show the average asking prices for flats, houses and bungalows taken from the research as carried out and displayed within the previous tables (4a – 4r) – overall market review, based on property on the market at the research point.



Table 6a: Average Asking Price Analysis - Flats and Houses – Coventry City Council Area

<b>1 Bed Flat</b>	-	£114,467
<b>2 Bed Flat</b>	-	£133,354
<b>2 Bed House</b>	Terraced	£135,723
	Semi-Detached	£168,505
	Detached	£169,438
<b>3 Bed House</b>	Terraced	£175,119
	Semi-Detached	£209,129
	Detached	£324,553
<b>4 Bed House</b>	Terraced	£217,699
	Semi-Detached	£268,466
	Detached	£510,767

Table 6b: Average Asking Price Analysis – Bungalows – Coventry City Council Area

<b>2 Bed Bungalow</b>	£200,112
<b>3 Bed Bungalow</b>	£302,128
<b>4 Bed Bungalow</b>	£450,934

- 3.14 Overall, for the purposes of this strategic overview of development viability for the emerging CIL, we decided to focus our appraisals around the following values range - represented by what we refer to as Values Levels (VLs) 1 – 6 indicative by location. See the following table 7 (note: table also included for ease of reference in Appendix I). Above all, this shows a scale of values relevant overall to the wider scenario testing but, at the time of finalising the assessment work in July/August 2017, with the most relevant areas of the scale of VLs falling in the range £2,400 - £2,600/m<sup>2</sup> – i.e. approximately £223 to 241/sq. ft. New build values are, however, found below this currently key part of the range, as well as above it. For the assessment purpose, therefore, it is appropriate to review in light of the range and particularly to be aware of the sensitivity of viability outcomes to values found beneath or falling to beneath these most typical indications.

Table 7: Value Level Assumptions

	CCC lower-end		CCC typical new-build values		CCC upper-end new-build values	
Assumed Market Value Level (VL) range & indicative match with localities	VL1	VL2	VL3	VL4	VL5	VL6
Location (Range)	Upper Stoke					
	St Michaels, Lower Stoke, Wyken					
	Radford, Longford, Holbrook, Sherbourne, Foleshill, Henley, Binley, Willenhall					
1 Bed Flat	£100,000	£110,000	£120,000	£130,000	£140,000	£150,000
2 Bed Flat	£140,000	£154,000	£168,000	£182,000	£196,000	£210,000
2 Bed House	£158,000	£173,800	£189,600	£205,400	£221,200	£237,000
3 Bed House	£200,000	£220,000	£240,000	£260,000	£280,000	£300,000
4 Bed House	£260,000	£286,000	£312,000	£338,000	£364,000	£390,000
<b>Value House (£/m<sup>2</sup>)</b>	<b>£2,000</b>	<b>£2,200</b>	<b>£2,400</b>	<b>£2,600</b>	<b>£2,800</b>	<b>£3,000</b>

*Sheltered Housing tested at £2,600 - £4,000/m<sup>2</sup> - assuming value of 2-bed apartment is equivalent to a 3-bed house locally - as per Community Infrastructure Levy and Sheltered Housing / Extra Care Developments - A Briefing Note on Viability (Prepared for the Retirement Housing Group by the Three Dragons May 2013 Amended February 2016).*

3.15 As in all areas, values are always mixed to some extent - within particular localities and even within sites. For information purposes the following shows the relationship between site allocation broad areas and approximate value level range:

3.16 Table 8: Site Allocation & Value Level

<b>Site Allocation &amp; Location by Ward</b>	<b>Approximate Value Level</b>	<b>Site Type</b>	<b>Number of Units</b>
<b>H2:1 Keresley SUE Bablake:</b>	<b>VLs 5-6</b>	<b>GF</b>	<b>3,100</b>
<b>H2:2 Eastern Green SUE Bablake:</b>	<b>VLs 5-6</b>	<b>GF</b>	<b>2,250</b>
<b>H2:3 Walsgrave Hill Farm Henley and Wyken:</b>	<b>VLs 2-5</b>	<b>GF</b>	<b>900</b>
<b>H2:4 Land at Whitmore Park Holbrook:</b>	<b>VLs 2-3</b>	<b>PDL</b>	<b>730</b>
<b>H2:5 Paragon Park Foleshill:</b>	<b>VLs 2-3</b>	<b>PDL</b>	<b>700</b>
<b>H2:6 Land at Browns Lane Bablake:</b>	<b>VLs 5-6</b>	<b>GF</b>	<b>475</b>
<b>H2:7 Land at Sutton Stop Longford:</b>	<b>VLs 2-3</b>	<b>GF</b>	<b>285</b>
<b>H2:8 Land West of Cromwell Lane Westwood:</b>	<b>VLs 5-6</b>	<b>GF</b>	<b>240</b>
<b>H2:9 Land at London Road Binley &amp; Willenhall:</b>	<b>VLs 2-3</b>	<b>GF</b>	<b>200</b>
<b>H2:10 Former Lyng Hall playing fields Upper Stoke:</b>	<b>VLs 1-2</b>	<b>MIXED</b>	<b>185</b>
<b>H2:11 Elms Farm Henley:</b>	<b>VLs 2-3</b>	<b>GF</b>	<b>150</b>
<b>H2:12 LTI Factory Sherbourne:</b>	<b>VLs 2-3</b>	<b>PDL</b>	<b>110</b>
<b>H2:13 Grange Farm Longford:</b>	<b>VLs 2-3</b>	<b>GF</b>	<b>105</b>
<b>H2:14 Former Transco site Sherbourne:</b>	<b>VLs 2-3</b>	<b>PDL</b>	<b>100</b>
<b>H2:15 Land at Sandy Lane Radford:</b>	<b>VLs 2-3</b>	<b>PDL</b>	<b>90</b>
<b>H2:16 Land at Carlton Road Foleshill</b>	<b>VLs 2-3</b>	<b>PDL</b>	<b>85</b>
<b>H2:17 Nursery Sites Bablake:</b>	<b>VLs 5-6</b>	<b>GF</b>	<b>80</b>
<b>H2:18 Former Mercia Sports Field Foleshill:</b>	<b>VLs 2-3</b>	<b>MIXED</b>	<b>75</b>
<b>H2:19 Land at Mitchell Avenue Wainbody:</b>	<b>VLs 5-6</b>	<b>GF</b>	<b>50</b>
<b>H2:20 Land at Durbar Avenue Foleshill:</b>	<b>VLs 2-3</b>	<b>PDL</b>	<b>45</b>
<b>H2:21 Woodfield School Site Wainbody:</b>	<b>VLs 5-6</b>	<b>MIXED</b>	<b>30</b>
<b>H2:22 Jardine Crescent Woodlands:</b>	<b>VLs 5-6</b>	<b>PDL</b>	<b>25</b>
<b>H2:23 Land at West of Cryfield Heights Wainbody:</b>	<b>VLs 5-6</b>	<b>GF</b>	<b>20</b>
<b>H2:24 Land West of Cheltenham Croft Henley:</b>	<b>VLs 2-3</b>	<b>GF</b>	<b>15</b>
<b>H2:25 Grange Children's Home Bablake:</b>	<b>VLs 5-6</b>	<b>MIXED</b>	<b>15</b>

## 4.0 Sheltered Housing values - research (May 2017)

4.1 Research was also carried out on new build sheltered housing through using property search engines 'Rightmove and 'Retirement Homesearch'. Although there were no currently available schemes within the City Area, we noted the following recently sold prices in the area.

Table 9 – Sheltered Housing Research (New Build only) – Sold Prices 2016/2017

<b>Coventry Retirement Properties (New Build)</b>					
<b>Earlsdon Retirement Village (Sold Prices) within last year (2016-17)</b>					
809 Earlsdon Park	2 Bed Flat	£318,950	95	£3,357	£312
824 Earlsdon Park	1 Bed Flat	£173,995	53	£3,283	£305
724 Earlsdon Park	1 Bed Flat	£173,950	53	£3,282	£305
718 Earlsdon Park	2 Bed Flat	£234,950	74	£3,175	£295
819 Earlsdon Park	2 Bed Flat	£206,950	66	£3,136	£291
701 Earlsdon Park	2 Bed Flat	£234,950	75	£3,133	£291
802 Earlsdon Park	1 Bed Flat	£170,950	55	£3,108	£289
818 Earlsdon Park	2 Bed Flat	£228,950	74	£3,094	£288
918 Earlsdon Park	2 Bed Flat	£228,950	74	£3,094	£288
919 Earlsdon Park	2 Bed Flat	£203,950	66	£3,090	£287
706 Earlsdon Park	2 Bed Flat	£202,950	66	£3,075	£286
801 Earlsdon Park	2 Bed Flat	£228,950	75	£3,053	£284
901 Earlsdon Park	2 Bed Flat	£228,950	75	£3,053	£284
719 Earlsdon Park	2 Bed Flat	£200,950	66	£3,045	£283
806 Earlsdon Park	2 Bed Flat	£200,950	66	£3,045	£283
831 Earlsdon Park	2 Bed Flat	£198,950	66	£3,014	£280
903 Earlsdon Park	2 Bed Flat	£198,950	66	£3,014	£280
703 Earlsdon Park	2 Bed Flat	£198,950	66	£3,014	£280
814 Earlsdon park	2 Bed Flat	£208,950	70	£2,985	£277
815 Earlsdon Park	2 Bed Flat	£208,950	70	£2,985	£277
714 Earlsdon Park	2 Bed Flat	£208,950	70	£2,985	£277
914 Earlsdon Park	2 Bed Flat	£208,950	70	£2,985	£277
715 Earlsdon Park	2 Bed Flat	£208,950	70	£2,985	£277
817 Earlsdon Park	1 Bed Flat	£168,950	58	£2,913	£271
<b>Average:</b>		<b>£210,410</b>	<b>68.3</b>	<b>£3,079</b>	<b>£286</b>

*\*Size obtained from EPC Register*

<b>Lowest Quartile</b>	<b>£2,985</b>
<b>2nd Quartile</b>	<b>£3,007</b>
<b>Median Quartile</b>	<b>£3,053</b>
<b>3rd Quartile</b>	<b>£3,114</b>
<b>Maximum Quartile</b>	<b>£3,357</b>

- 4.2 In addition to the above, we have also had regard to the Three Dragons briefing note for the Retirement Housing Group in May 2013 (Amended February 2016)<sup>1</sup> which adopts the methodology of assuming the value of a 2-bed apartment is equivalent to a 3-bed house locally.
- 4.3 On this basis and given the lack of specific comparable Sheltered Housing development *currently* being marketed within the study area and alongside DSP's significant experience of carrying out site specific viability reviews on numerous sheltered housing schemes, the above has led to an overall assumption on sales values for sheltered housing of between £2,600/m<sup>2</sup> and £4,000/m<sup>2</sup>. From wider experience, this could be found to be conservative; information related to actual schemes within the City would be needed to verify these assumptions, which in the circumstances are considered reasonable for the purpose.

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<sup>1</sup> A Briefing Note on Viability by Three Dragons May 2013 (amended February 2016) for the Retirement Housing Group.

## 5.0 Commercial Market information, rents and yields

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### 5.1 Example sources used:

- CoStar based on searches for retail (all types, including larger supermarkets and convenience stores), offices, industrial/warehousing, distribution warehousing together with hotel data where available. This information will comprise of both lease and sales comparables within the Borough. (www.costar.co.uk – subscription based Commercial Property Intelligence resource used and informed by a wide range of Agents and other property firms).
- Valuation Office Agency (VOA) Rating List
- Others – RICS market information; property advertised; web-based research
- Any available local soundings – indications / examples

### **RICS Commercial Property Market Survey Q2 2017**

#### 5.2 Headline reads: *‘Outlook clouded by political uncertainty’*

- *‘Rental expectations slightly softer in the office and retail sectors but remain solid for industrials*
- *Capital values anticipated to continue to rise but more modestly*
- *Occupier demand slips during Q2 in East Anglia and the South East as well as London’*

5.3 *The Q2 2017 RICS UK Commercial Property Market Survey results show sentiment turning slightly more cautious compared with previously. A flatter picture for demand appears to be weighing on the near term outlook for rental growth in the office and retail sectors, although expectations remain firm for industrial space. Political uncertainty is cited as a key factor weighing on occupier and investor decisions, with hesitancy now extending to some areas beyond London.*

- 5.4 *Across the UK as a whole, occupier demand was broadly flat at the all-sector level during Q2, having increased modestly in each of the last three quarters. In fact, the national net balance of -2% marked the weakest reading since 2012. In terms of the sector breakdown, falling demand for both office and retail space was offset by reasonable growth in the industrial segment. At the same time, space available for occupancy rose in the retail sector for a second straight quarter, office availability held steady, while leasable space continued to decline relatively sharply in the industrial segment. Consistent with this, near term rental expectations turned marginally negative in the retail sector and broadly flat for offices. By way of contrast, industrial sector rents are anticipated to rise at a solid pace over the coming three months.*
- 5.5 *Further out, over the next twelve months, respondents do envisage modest rental growth across prime office space although the outlook is flat for secondary locations. Rental projections remain negative for secondary retail space and are now only marginally positive for prime. Meanwhile, both prime and secondary industrial rents are expected to chalk up solid gains over the year ahead.*
- 5.6 *From a regional perspective, tenant demand weakened across both the East and South East of England during Q2. Each sector posted a decline in net balance terms, for the first time since 2012. This less favourable backdrop appears to be dampening the near term rental outlook, with expectations now only marginally positive. Nevertheless, twelve month projections continue to point to reasonable growth in all sectors across both areas. Elsewhere, forward looking indicators remain mixed in London. Indeed, secondary retail rents are expected to decline over the year ahead (although prime locations should prove more resilient) while little change is anticipated in either prime or secondary office rents. At the other end of the spectrum, industrial rents are projected to rise smartly over the coming twelve months in the capital.*
- 5.7 *Looking at the investment market, the headline investment enquiries gauge remained modestly positive, with 10% more respondents citing an increase in demand during Q2 (as opposed to a decline). Having said that, the all-property figure masks significant variation, with enquiries stagnant in the office and retail sectors, but rising in the industrial area of the market. Even so, overseas investor interest did increase across*

*the board, albeit at a more modest rate than in Q1. Alongside this, the supply of property for investment purposes continued to decline in each area of the market.*

- 5.8 *Nonetheless, near term capital value projections turned marginally negative in the retail sector and are now flat in the office sector. In each instance, expectations were the weakest since the immediate aftermath of the referendum (in net balance terms). Conversely, expectations in the industrial sector remain comfortably positive.*
- 5.9 *In terms of the twelve month view, the secondary retail market is the only area in which capital values are anticipated to decline, although projections are flat for secondary office values. The industrial sector continues to exhibit the firmest expectations, albeit projections were scaled back slightly relative to the Q1 results. Again, expectations across London remain more cautious relative to all other areas, with contributors now pencilling in no change in all-property values over the coming twelve months. Furthermore, the outlook at the three year horizon is equally subdued across the capital, with modest growth in prime sector values largely offset by slight weakness in secondary assets.*
- 5.10 *During Q2, there was a noticeable shift in perceptions regarding the current stage of the property cycle. Indeed, although the largest share (narrowly) of 29% of respondents feel conditions are consistent with the middle stages of an upturn, 27% feel the market is in the early stages of a downturn (13% in Q1). In Central London, a strong majority of 65% were of this opinion (up from 52% previously).*
- 5.11 *Comments submitted by survey respondents frequently mention political uncertainty as an impediment to market activity. Indeed, Brexit negotiations and the General Election resulting in a hung parliament are both seen to be clouding the outlook for commercial real estate. Focussing on Brexit, 17% of respondents claim to have seen evidence of businesses looking to relocate away from the UK as a result over the next two years (more or less unchanged from 15% last quarter). Interestingly however, there was a more noticeable increase in the proportion of contributors expecting relocations to occur nationally, from 42% to 48%. When broken down, Scotland, Northern Ireland and London continue to return more than 50% of respondents taking this view.'*



### **Savills: Commercial Market in Minutes July 2017**

5.12 Headline reads: *'Yields on hold for now with downward pressure'*

#### ***'No yield change'***

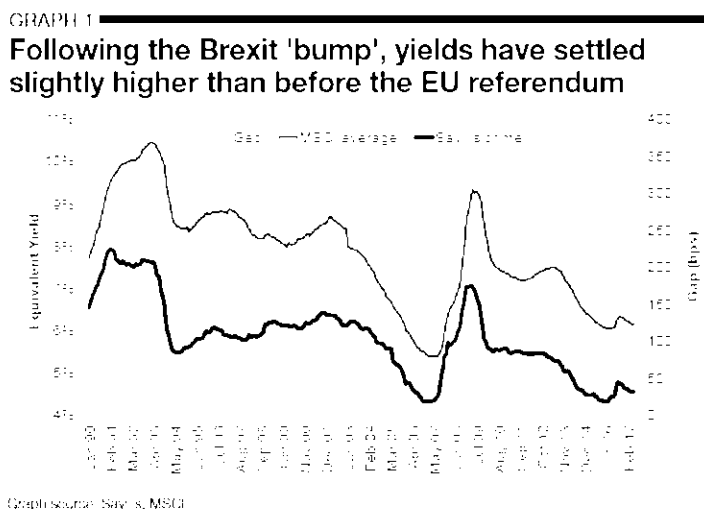
5.13 *'For UK prime yields, the most notable event in June was that there was no movement in any sector, despite the additional uncertainty created by the General Election. This was the third month in a row where yields have not moved in any direction. This increased level of uncertainty has stalled average prime yields at 4.7%, which are 70 basis points below the 10-year average of 5.4%.'*

5.14 *The UK investment volume for H1 2017 was £27.2 billion, which is 1% higher than the same period in 2016; London accounted for 50%. In terms of property sub-sectors, 39% of total investment in H1 has been for offices.'*

5.15 *Some of the UK sub-markets, particularly the retail sectors, are restricted by the availability of stock, which has constrained volumes. There remains a healthy appetite for industrial stock to buy in to the structural shift in the retail sector. The last five years (2012-2016) saw industrial account for 10% of total annual volumes; 2017 has seen a 14% share and hence, for multi-let, yields lower than a year ago.'*

5.16 *Graph 1 presents an update of the prime versus average yields in the UK. The Brexit 'bump' is clearly defined, but the prime market average is yet to fall back to pre-EU referendum levels. The downward trends arrows on current yields suggest that we will continue to see a slight hardening despite economic and political uncertainty and the prospect of rising gilt yields (see overleaf). The differential between prime and average is close to the 180 basis point 10-year average. 'There was no change in prime yields in April or May. What did change was the number of sectors reporting downward pressure. March saw five sectors with downward arrows, which increased to six in April and May with Foodstores added to the list.'*

Figure 3 – Savills Graph 1



5.17 *This month, we read with interest, that a major US pension fund is looking at "build-to-core" strategy. So-called transitional assets are expected to become core over time with physical improvement or through new leasing. This shows the willingness for some funds to move along the risk curve to access stock and this may see the prime average differential close in the short-term.'*

**'Watching inflation'**

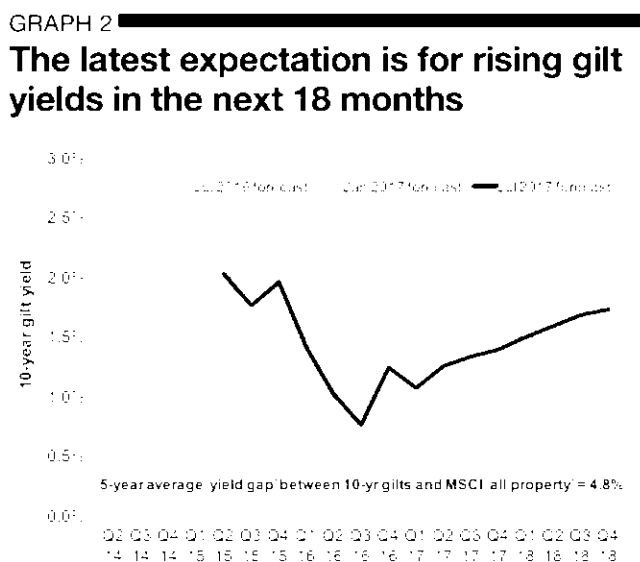
5.18 *'The normalising of monetary policy, i.e. putting rates up across many economies, is understandably an anxious move for any central bank to consider. The latest decision by the Bank of England was to keep rates on hold at 0.25%, but this was a decision by the eight Monetary Policy Committee members of 5 to 3.*

5.19 *Annual inflation for the UK is 2.6%, which is well above the 2.0% bank target rate. Despite this, the level of disposable income has hit a low, with the lowest savings ratio on record - current estimate is 1.7% versus a 54 year average of 9.2%. Household finances remain under pressure and weaker Sterling continues to exacerbate the impact of inflation being imported to the UK economy through food prices, which have risen at the fastest rate for three years. Conversely, petrol prices helped inflation to fall in June.*

5.20 Overall, the UK economy offers a mix of sentiment and data that has seen a widening of views as to the next rise in base rates. The majority of economists see no change for the remainder of 2017 and the Governor implied that now is not the time to raise rates despite higher inflation and the "froth" seen in some of the global equity markets.

5.21 Influenced by base rates, Graph 2 shows a consensus of opinion, from economists, of the expected trajectory for 10-year gilts in the UK. Compared to previous forecasts, economists currently expect a lower but still rising yield in the short-term. Overall, UK property will remain attractive to investors, particularly to overseas investors making use of moderate levels of debt to take returns to c.10%.

Figure 4 – Savills Graph 2



Graph source: Focus Economics

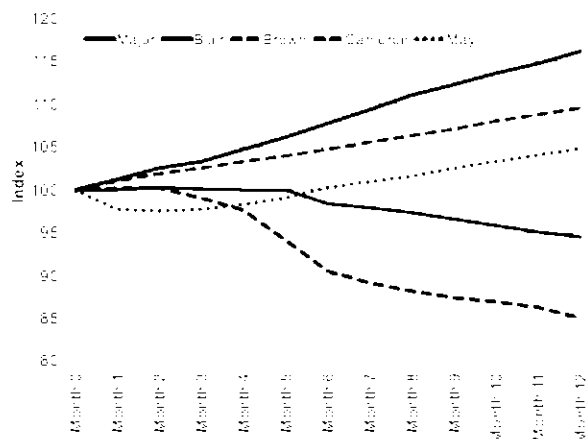
5.22 One month after the snap election, and a year as Prime Minister for Theresa May, it is worth reflecting on the impact on the UK property market. As discussed on the front page, there has been no impact on the prime yields in the UK and the relative security of commercial property remains, despite lower return expectations.

5.23 Graph 3 shows that May has seen a positive 5% total return outcome over the year, which shows, despite Brexit, the market views the UK more positively than when Brown and Major inherited a much weaker UK economy.

Figure 5 – Savills Graph 3

Graph source: Focus Economics

**GRAPH 3**  
**May's first year has seen a recovery in UK total return performance**



Graph source: MSCI, Savills

- 5.24 *Total returns are expected to be around 5.5% for UK commercial property in 2017 and improve throughout the next five years. The RealFor predictions show that total returns should average 6.5% per annum, with the industrial market out-performing at around the 8% level.*
- 5.25 *Whilst the forecasts are predicting a lower return environment across the spectrum of investment sectors, uncertainties from the various worldwide political changes may create some localised volatility, particularly as the reality of Brexit negotiations become more apparent. However, the higher income returns from property look set to maintain its attraction from a wide pool of investors.'*

Figure 6 – Savills Table 1

TABLE 1

**Prime yields**

	<b>Jun 16</b>	<b>May 17</b>	<b>Jun 17</b>
<b>West End Offices</b>	3.25%	3.25%	3.25%
<b>City Offices</b>	4.00%	4.00%	4.00%
<b>Offices M25</b>	5.00%	5.25%↓	5.25%↓
<b>Provincial Offices</b>	5.00%	5.25%↓	5.25%↓
<b>High Street Retail</b>	4.00%	4.00%	4.00%
<b>Shopping Centres</b>	4.50%	4.50%	4.50%
<b>Retail Warehouse (open A1)</b>	5.25%	5.25%	5.25%
<b>Retail Warehouse (restricted)</b>	6.00%	5.75%↓	5.75%↓
<b>Foodstores</b>	5.25%	5.00%↓	5.00%↓
<b>Industrial Distribution</b>	4.75%	5.00%↓	5.00%↓
<b>Industrial Multi-lets</b>	4.75%	4.50%↓	4.50%↓
<b>Leisure Parks</b>	5.00%	5.00%	5.00%
<b>Regional Hotels</b>	5.50%	5.00%	5.00%

Table source: Savills

**Investment yields** (driving the capitalisation of rents)

5.26 The table below (10) provides the most up to date available extracts from the Knight Frank Yield Guide as at July 2017.

Table 10 – Knight Frank Yield Guide (July 2017)

<b>Sector</b>	<b>Jul-17</b>	<b>Market Sentiment</b>
<b>High Street Retail</b>		
Prime Shops	3.75%	Positive
Regional Cities	4.25%	Positive
Good Secondary	6%	Positive
Secondary Tertiary	10%+	Negative
<b>Shopping Centres</b>		
Regionally Dominant (£200+ psf Zone A)	4.25%+	Negative
Dominant Prime	5%+	Negative
Town Dominant	7%	Negative
Secondary	9.00%	Negative
<b>Out of Town Retail</b>		
Open A1/Fashion Parks	4.5%+	Stable
Secondary Open A1 Parks	6.00%	Negative
Bulky Goods Parks	6.00%	Positive
Secondary Bulky Goods Parks	7.00%	Negative
Solus Open A1	5.00%	Stable
Solus Bulky (c.50,000 sq. ft. let to strong covenant)	6.00%	Stable
<b>Leisure</b>		
Leisure Parks	5%	Positive
<b>Specialist Sectors</b>		
Dept. Stores Prime (with fixed uplifts)	5.25%	Negative
Car Showrooms (20yrs with fixed uplifts & manufacturer covenant)	4.50%	Stable
Car Showrooms (20yrs with fixed uplifts & dealer covenant)	5%	Stable
Budget Hotels	4.75%	Stable
Student Accommodation (Prime London - direct let)	4.50%	Positive
Student Accommodation (Prime Regional - direct let)	5.50%	Positive
Student Accommodation (Prime London - 25yr lease Annual RPI)	4.00%	Positive

Sector	Jul-17	Market Sentiment
Student Accommodation (Prime Regional - 25yr lease Annual RPI)	4.50%	Positive
Healthcare (Elderly Care 30yrs indexed linked reviews)	4.50%	Stable
<b>Foodstores</b>		
Annual RPI increases	4.25%	Positive
Open market reviews	5.00%	Stable
<b>Warehouse &amp; Industrial Space</b>		
Prime Distribution/Warehousing (20yr income)	4.25%	Positive
Prime Distribution/Warehousing (15yr income)	4.75%	Positive
Secondary Distribution	5.75%	Positive
SE Estate (exc London & Heathrow)	4.50%	Positive
Good Modern RoUK Estate	5%	Positive
Secondary Estates	6.50%	Positive
<b>Offices</b>		
Major Regional Cities	5.00%	Stable
Towns (SE)	5.25%	Positive
Business Parks (SE)	5.35%	Positive

Source: Knight Frank – with their notes:

- based on rack rented properties and disregards bond type transactions
- this yield guide is for indicative purposes only and was prepared on the 6th June 2017 by Knight Frank

## **Commercial Property Values Research**

5.27 The information as outlined in the following section is based on researching data as far as available reflecting property within the Coventry City Council area, covering the following types: -

- Shops / premises
- Offices
- Retail Warehousing
- Industrial Warehousing / Distribution
- Supermarkets
- Student Accommodation
- Hotel
- Care Homes / Residential Institutions

5.28 DSP subscribes to commercial property data resource 'CoStar' and here we include relevant extracts, again as far as available for the Council's area. Summary reporting analysis for both lease and sales comparables is provided; combined with the full data extract to be found at the end of this Appendix. CoStar is a market leading commercial property intelligence resource used and informed by a wide range of Agents and other property firms, to provide commercial real estate information and analytics. CoStar conducts extensive, ongoing research to provide and maintain a comprehensive database of commercial and real estate information where subscribers are able to analyse, interpret and gain insight into commercial property values and availability, as well as general commercial market conditions.

### **Commercial Values Data - CoStar**

5.29 The CoStar sourced research below is based on available lease and sales comparables within Coventry City Area covering retail (all types), offices and industrial/warehousing. We have included the analysis summary for both lease and sales comparables only here (see below) with the full data set provided at the rear of this Appendix.



5.30 Figure 7a – 7d below provide the CoStar lease and sales comparable summary analysis for retail, office and industrial uses generally. Note: although data was gathered for inner and outer City Centre areas, only the overall data is included here due to quantity – as above, the full dataset is included to the rear of this appendix. Other commercial uses such as Student Accommodation, Hotels and Care Homes will be considered separately.

Figure 7a – CoStar Lease Comparables Analytics – Retail (generally)

	<b>Deals</b>	<b>Asking Rent Per SF</b>	<b>Achieved Rent Per SF</b>	<b>Avg. Months On Market</b>	
	<b>181</b>	<b>£14.96</b>	<b>£14.14</b>	<b>16</b>	
<b>SUMMARY STATISTICS</b>					
<b>Rent</b>	<b>Deals</b>	<b>Low</b>	<b>Average</b>	<b>Median</b>	<b>High</b>
Asking Rent Per SF	136	£3.03	£14.96	£15.13	£379.31
Achieved Rent Per SF	117	£1.51	£14.14	£13.76	£51.20
Net Effective Rent Per SF	68	£2.66	£12.94	£14.40	£30.21
Asking Rent Discount	83	-33.3%	14.0%	0.0%	75.0%
TI Allowance	-	-	-	-	-
Rent Free Months	93	0	5	3	36
<b>Lease Attributes</b>	<b>Deals</b>	<b>Low</b>	<b>Average</b>	<b>Median</b>	<b>High</b>
Months on Market	162	0	16	11	87
Deal Size	181	145	2,642	1,093	31,711
Lease Deal in Years	132	0.3	9.2	10.0	30.0
Floor Number	178	BSMT	GRND	GRND	4

Figure 7b – CoStar Lease Comparables Analytics – Offices

Deals	Asking Rent Per SF	Achieved Rent Per SF	Avg. Months On Market
<b>185</b>	<b>£12.30</b>	<b>£12.47</b>	<b>18</b>

**SUMMARY STATISTICS**

Rent	Deals	Low	Average	Median	High
Asking Rent Per SF	143	£3.31	£12.30	£10.97	£21.50
Achieved Rent Per SF	123	£3.12	£12.47	£9.64	£22.20
Net Effective Rent Per SF	105	£2.32	£12.28	£9.80	£22.20
Asking Rent Discount	95	-75.0%	8.9%	0.6%	55.6%
TI Allowance	-	-	-	-	-
Rent Free Months	88	0	2	2	12
<b>Lease Attributes</b>	<b>Deals</b>	<b>Low</b>	<b>Average</b>	<b>Median</b>	<b>High</b>
Months on Market	157	1	18	10	137
Deal Size	185	89	3,451	1,086	140,000
Lease Deal in Years	125	0.5	4.4	3.0	25.0
Floor Number	184	LL	1	1	10

Figure 7c – CoStar Lease Comparables Analytics – Industrial

Deals	Asking Rent Per SF	Achieved Rent Per SF	Avg. Months On Market
<b>233</b>	<b>£4.95</b>	<b>£4.90</b>	<b>12</b>

**SUMMARY STATISTICS**

Rent	Deals	Low	Average	Median	High
Asking Rent Per SF	174	£1.75	£4.95	£6.01	£12.41
Achieved Rent Per SF	171	£0.97	£4.90	£5.81	£16.20
Net Effective Rent Per SF	154	£0.97	£4.74	£5.61	£16.20
Asking Rent Discount	135	-166.5%	2.2%	0.0%	58.2%
TI Allowance	-	-	-	-	-
Rent Free Months	132	0	2	2	12
<b>Lease Attributes</b>	<b>Deals</b>	<b>Low</b>	<b>Average</b>	<b>Median</b>	<b>High</b>
Months on Market	193	1	12	8	82
Deal Size	233	70	9,087	2,500	228,867
Lease Deal in Years	180	0.3	4.7	3.0	15.0
Floor Number	231	GRND	GRND	GRND	MEZZ

Figure 7d – CoStar Lease Comparables Analytics – B8 Storage and Distribution

Deals	Asking Rent Per SF	Achieved Rent Per SF	Avg. Months On Market
<b>32</b>	<b>£5.17</b>	<b>£4.87</b>	<b>16</b>

**SUMMARY STATISTICS**

Rent	Deals	Low	Average	Median	High
Asking Rent Per SF	26	£2.75	£5.17	£5.75	£10.00
Achieved Rent Per SF	22	£2.08	£4.87	£5.53	£10.00
Net Effective Rent Per SF	21	£2.73	£5.41	£5.30	£9.67
Asking Rent Discount	17	-11.1%	1.6%	0.0%	48.0%
TI Allowance	-	-	-	-	-
Rent Free Months	20	0	3	3	6
Lease Attributes	Deals	Low	Average	Median	High
Months on Market	28	1	16	11	62
Deal Size	32	265	15,280	2,500	228,867
Lease Deal in Years	23	1.0	5.9	3.0	10.0
Floor Number	31	GRND	GRND	GRND	MEZZ

- 5.31 Table 11 below provides an overall analysis summary of the whole CoStar dataset covering both the inner and outer City centre areas. As above, other commercial uses such as hotels and care homes are considered separately below.

Table 11: CoStar Full dataset overall analysis

Type	Central Coventry Submarket Average Achieved Rent £/m <sup>2</sup>	Outer Coventry Submarket Average Achieved Rent £/m <sup>2</sup>	Coventry Overall Average Achieved Rent £/m <sup>2</sup>	Overall Average Achieved Rent £/m <sup>2</sup>
Retail	£145.80	£154.94	£152.15	£150.96
Offices	£127.94	£138.80	£134.18	£133.64
Industrial	£39.60	£53.48	£52.72	£48.60
B8 Storage & Distribution	£30.77	£57.46	£52.40	£46.88

**Further commercial property values data sources - VOA Rating List**

- 5.32 In addition to the above we have also reviewed the VOA data contained in the tables below (12) providing further analysis and summary of the rents for shops, retail warehouses, supermarkets, convenience stores and offices. Note: the full data set has not been included due to the size.

Table 12: VOA Data Summary – Shops, Offices, Retail Warehousing, Industrial, Supermarkets and Convenience Stores

Type	£/m2 Minimum Average Rental Indications	£/m2 1st Quartile Rental Indications	£/m2 Median Rental Indications	£/m2 3rd Quartile Rental Indications	£/m2 Maximum Average Rental Indications
Shops	£15.58	£50.99	£99.83	£133.93	£418.12
Offices	£4.87	£67.80	£83.33	£121.72	£276.86
Industrial	£9.86	£25.60	£36.19	£51.95	£131.93
Large Industrial - Distribution	£12.46	£20.97	£46.10	£54.24	£51.14
Retail Warehousing	£69.79	£84.80	£104.68	£109.25	£114.21
Supermarkets	£32.18	£130.90	£154.67	£211.31	£255.73
Convenience Stores	£72.95	£78.13	£86.92	£89.80	£130.07

#### Further commercial property values data sources – Student Accommodation

- 5.33 As part of our extensive commercial scenario testing, we have also considered a Student Accommodation (Halls of Residence), as a relevant type of development likely to come forward in the Coventry City context.
- 5.34 In this case, combined with DSP experience, we have reviewed relevant information from Coventry University’s website – all information readily available and therefore not considered to be commercially sensitive. This data has been analysed on a per room basis, both for catered and self-catered products with and without ensuite facilities, as set out in Table 12a on the following page.

Table 12a: Student Accommodation Analysis – Price per Room Analysis

University	Overall Average rent per single room pw	Average rent per single room pw	Average rent per single room pw	Average rent per single room pw	Average rent per single room pw
		Catered		Self-catered	
		with Ensuite	no Ensuite	with Ensuite	no Ensuite
Coventry University	£142	n/a	£145	£144	£132

5.35 We noted that there appears to be 4 no. newer build Halls of Residence blocks, one of which is new for the September 2017 student intake. Although we have considered both sets of data in detail (newer build and existing / older style blocks, the newer Halls of Residence blocks are the most comparable to any potential new build student accommodation development coming forward over plan period. Table 12b below adds a further layer of analysis of the aforementioned dataset.

Table 12b – Coventry University Room rent analysis

Coventry University	Overall Average rent per single room pw
Minimum	£128
1st Quartile	£140
Median	£144
3rd Quartile	£146
Maximum	£165

5.36 Following our extensive research and analysis as summarised above, we have assumed the following range of values for student accommodation development within our commercial appraisal modelling as outlined in table 12c below - also contained within Appendix I.

Table 12c – Student Accommodation Value Range (per room)

<Lower values -older style blocks	Average new build rate	>New builds in best locations, includes studio units
<b>&lt;£130</b>	<b>£145</b>	<b>£160+</b>
<b>Low Value</b>	<b>Medium Value</b>	<b>High Value</b>

### Further commercial property values data sources – Hotels

5.37 In addition to the above, we have also researched hotel sales and values comparables within the Coventry City context but necessarily due to limited available data we have also expanded the research to the adjoining areas in the West Midlands region. All information we found readily available via publically accessible online sources and therefore not considered to be commercially sensitive. This data has been analysed on a price per room basis as set out in Table 13a below.

Table 13a – Hotel comparable values research – Coventry and surrounds only

Address	Freehold Price £	No. rooms	Price per room	Notes
St Johns Hotel, Solihull	£19,000,000	180	£105,556	Easy access to motorway, conference and leisure facilities
Mercure Brandon Hall Hotel, Brandon, Coventry	£8,500,000	120	£70,833	21 Acres, extensive spa/leisure facilities
Stratford-upon-Avon	£7,500,000	68	£110,294	Grade II Listed, extensive conferencing facilities, picturesque location and car park
Warwickshire	£1,350,000	16	£84,375	Country house hotel with substantial grounds, wedding venue, all ensuite rooms
High Street Hotel, Warwickshire	£1,200,000	14	£85,714	Ensuite rooms, bar and restaurant
Warwickshire	£550,000	19	£28,947	Central Rugby, bar and restaurant

5.38 Table 13b below provides a further analysis of the above data overall followed by an analysis of the wider West Midlands region in Table 12c.

Table 13b – Coventry and Surrounds Analysis – price per room

<b>Overall Average:</b>	<b>£80,953</b>
<b>Minimum:</b>	<b>£28,947</b>
<b>1st Quartile:</b>	<b>£74,219</b>
<b>Median:</b>	<b>£85,045</b>
<b>Quartile:</b>	<b>£100,595</b>
<b>Max:</b>	<b>£110,294</b>

Table 13c – Hotel comparable values research – Wider West Midlands Region

<b>Address</b>	<b>Freehold Price £</b>	<b>No. rooms</b>	<b>Price per room</b>	<b>Notes</b>
Ettington Chase, Stratford-upon-Avon	£12,000,000	130	£92,308	Conference and events venue. Leisure facilities
Holiday Inn Birmingham-Walsall	£10,000,000	156	£64,103	Extensive conference and meeting facilities. Health and Leisure facilities with indoor pool
Holiday Inn Express, Tamworth	£7,500,000	120	£62,500	Restaurant and bar with 4 conference rooms. Looks to be of relatively new construction or extensive exterior refurbishment
Holiday Inn Birmingham-Walsall	£6,850,000	120	£57,083	Looks to be relatively new construction or recently refurbished.
Worcester, City Centre Hotel	£3,950,000	84	£47,024	Ensuite rooms, leisure facilities including indoor pool, bar and restaurant, conference rooms. Grade II Listed
Hotel, West Midlands	£3,335,000	81	£41,173	Ensuite rooms, function room and car park. Looks to be relatively new construction or recently refurbished.
Country Retreat with Rooms, Worcestershire	£2,750,000	26	£105,769	18 acres including lakes. Quality function venue. Planning for rooms and leisure facilities - further development potential
Travelodge, Wolverhampton	£2,500,000	99	£25,253	Edge of City Centre, Ensuite rooms, café bar, private car park
Tamworth town centre	£2,100,000	40	£52,500	Grade II Listed, Wedding venue, Banqueting suite, bar and lounges
Wolverhampton, Mercure Hotel	£1,750,000	74	£23,649	Ensuite rooms, on-site leisure facilities includes substantial 4-bed staff house.

Address	Freehold Price £	No. rooms	Price per room	Notes
Madeley, Telford	£1,650,000	49	£33,673	Ensuite rooms, Grade II Listed, Conference facilities and large car park.
Worcester	£1,650,000	18	£91,667	Ensuite rooms, restaurant, planning permission for 10 bed extension, bar, lounge and function rooms. Includes 4-bed staff house.
Staffordshire	£1,500,000	50	£30,000	Ensuite rooms, restaurant and bar.
Staffordshire	£1,500,000	51	£29,412	Leisure facilities with indoor pool, restaurant and bar. Alternative uses STPP
Lichfield	£1,475,000	36	£40,972	Ensuite rooms, function room, bar and restaurant. Close to City Centre.
Worcestershire	£1,450,000	10	£145,000	Exclusive wedding venue, English country house hotel. Restaurant, lounge and dining room. Grade II Listed.
Worcestershire	£875,000	8	£109,375	Set in 2 acres, large gardens and woodlands. Includes owner's accommodation.
Staffordshire	£750,000	32	£23,438	Grade II Listed, High street location, currently closed for trading. Including 3 retail shops and 2 flats. Bar, restaurant, lounge and ballroom. Income producing car park.

Table 13d – Wider West Midlands Region Analysis – price per room

<b>Overall Average:</b>	<b>£59,717</b>
<b>Minimum:</b>	£23,438
<b>1st Quartile:</b>	£30,918
<b>Median:</b>	£49,762
<b>Quartile:</b>	£84,776
<b>Max:</b>	£145,000

5.39 Following our extensive research and analysis as summarised above, we have assumed the following range of values for hotel development of £3,000 to £6,000 (annual room rates) within our commercial appraisal modelling as outlined fully in Appendix I.



### Further commercial property values data sources – Care Homes

- 5.40 As described earlier, we have also researched Care Home sales and value comparables within the Coventry City context but necessarily due to limited available data we have also expanded the research to the adjoining areas. All information we found readily available via publically accessible online sources and therefore not considered to be commercially sensitive. This data has been analysed on a price per room basis as set out in Table 14a below.

Table 14a – Care Homes comparable values research – Coventry and surrounds

Address	Freehold Price £	No. rooms	Capital Value per unit*	Notes
Midlands - Care Home	£4,750,000	60	£79,167	Purpose built care home with majority ensuite rooms
West Midlands - Care Home	£1,500,000	32	£46,875	Consistently high occupancy, includes 1-bedroom detached house with rental income.
Warwickshire - Nursing Home	£1,400,000	34	£41,176	Detached former Victorian residence. Majority of room's ensuite.
West Midlands - Care Home	£950,000	30	£31,667	
Warwickshire - Care Home	£625,000	29	£21,552	Detached conversion with purpose built extension. 83% occupancy
Leicestershire - Care Home	£425,000	9	£47,222	100% occupancy

*\*assumes 12m<sup>2</sup> average room size and 5.5% Yield based on The Care Regulations (National Minimum Standard) unless otherwise stated within sales brochure, and DSP experience*

- 5.41 Table 14b below provides a further analysis of the above data overall followed by a wider West Midlands region focused analysis in Table 14c.

Table 14b – Overall Care Home Analysis (Coventry and Surrounds) – price per room

<b>Overall Average:</b>	<b>£44,610</b>
<b>Minimum:</b>	<b>£21,552</b>
<b>1st Quartile:</b>	<b>£34,044</b>
<b>Median:</b>	<b>£44,026</b>
<b>3rd Quartile:</b>	<b>£47,135</b>
<b>Max:</b>	<b>£79,167</b>

Table 14c – Care Homes comparable values research – Wider West Midlands Region

Address	Freehold Price £	No. rooms	Capital Value per unit*	Notes
West Midlands - Nursing Home (New Build)	£5,500,000	86	£63,953	Purpose built new-build. Ensuite rooms. Minimum room size of 17m2 plus ensuite
Staffordshire - Care Complex	£4,250,000	99	£42,929	Sold. 75% occupancy
Birmingham - Nursing Home	£1,650,000	50	£33,000	Large period building former convent. 89% occupancy. Sold
Birmingham - Care Development Site	£1,600,000	20	£80,000	Planning permission granted to provide 4 blocks each providing 5 self-contained blocks. Supported Living facility
Staffordshire - Care Home	£1,600,000	35	£45,714	Mostly ensuite rooms.
Wolverhampton	£1,500,000	70	£21,429	Care Home - looks to be of recent construction. Occupancy 76.5%.
Shropshire - Nursing Home	£1,500,000	45	£33,333	Planning permission granted to provide an additional 60-beds.
West Midlands - Care Home	£1,250,000	27	£46,296	Converted and extended in 2012 with older areas brought up to new standards.
Shrewsbury - Dementia Home	£1,250,000	31	£40,323	Purpose built buildings with planning permission for an additional 12 rooms.
West Midlands - Care Home	£1,250,000	48	£26,042	Modern - appears to be of recent construction. Potential for supported living. Sold.
Staffordshire - Nursing Home	£1,200,000	35	£34,286	Detached three storey building with a modern purpose built extension
Birmingham - Care Development Site	£1,000,000	87	£11,494	Corner site with planning permission. Potential for residential development.
West Midlands - Nursing Home	£950,000	37	£25,676	Converted residential dwellings. 94% occupancy. Sold
The Chimes, Stoke on Trent	£850,000	43	£19,767	Converted and extended care home. Sold
Worcestershire - Nursing Home	£825,000	25	£33,000	Consent for 10-bed extension
West Midlands - Care Home	£795,000	20	£39,750	
Shropshire - Care Home	£750,000	17	£44,118	Character Home with extensions
Kidderminster - Nursing Home	£750,000	30	£25,000	Detached conversion with purpose built extension. 93% Occupancy

Address	Freehold Price £	No. rooms	Capital Value per unit*	Notes
Birmingham - Nursing Home	£725,000	33	£21,970	Converted property with 73% Occupancy
Warwickshire - Care Home	£625,000	29	£21,552	Detached conversion with purpose built extension. 83% Occupancy
Birmingham - Nursing Home	£590,000	58	£10,172	

*\*assumes 12m<sup>2</sup> average room size and 5.5% Yield based on The Care Regulations (National Minimum Standard) unless otherwise stated within sales brochure, and DSP experience*

Table 14d – Overall Care Home Analysis (Coventry and Surrounds) – price per room

<b>Overall Average:</b>	<b>£34,276</b>
<b>Minimum:</b>	<b>£10,172</b>
<b>1st Quartile:</b>	<b>£21,970</b>
<b>Median:</b>	<b>£33,000</b>
<b>3rd Quartile:</b>	<b>£42,929</b>
<b>Max:</b>	<b>£80,000</b>

5.42 Following our extensive research and analysis as summarised above, we have assumed the following range of values for hotel development of £150 to £250/m<sup>2</sup> within our commercial appraisal modelling as outlined fully in Appendix I.

## 6.0 Stakeholder Consultation

6.1 As part of the information gathering process, DSP invited a number of local stakeholders to help contribute by providing local residential / commercial market indications / experiences and values information. This was in order to both invite engagement and to help inform our study assumptions, alongside our own research, with further experience and judgements. It was conducted by way of a survey / pro-forma (containing some suggested assumptions) supplied by email by DSP for comment. The covering email contained a short introduction about the project, and also explained the type of information we required as well as assuring participants that any information they may provide would be kept in confidence, respecting commercial sensitivities throughout the whole process.

6.2 The list of stakeholders contacted was as below: -

Table 15a: Stakeholder Consultation List

Allesley Parish Council	Keresley parish Council
Ansty Parish Council	Kingswood Homes
Arcus Consultancy Services Ltd	Kirkby Diamond
Baginton Parish Council	Kirkwells
Barwood Land and Estates Ltd.	Knight Frank LLP
Berkswell Parish Council	Lane Castle
Bidwells	Lane Castle
Bloor Homes Ltd	Louch Shacklock & Partners
Blue Mark Developments	Malcolm Scott Associates
Brandon and Bretford Parish Council	Marrons Planning
Brooke Smith Planning	Marrons: Hallam Land Management
Burnett Planning and development ltd	Martin Bramwich Associates
Burton Green Parish Council	Martin Robeson Planning Practice
Caldecotte Group	McCarthy and Stone
Centro	Meriden Parish Council
CgMs Consulting	Mewies Engineering Consultants
Chandler Garvey	Montagu Evans LLP
Clerk to Fillongley Parish Council	MVM Planning
Clock Property	Nathaniel Lichfield & Partners
Colliers CRE	Network Rail
Concept Planning	Oxalis Planning
Coombe Field Parish Council	Pailton Parish Council
Corley Parish Council	Parkway Construction

D2 Planning	Patrick Punch & Co
David Lock Associates	Peacock and Smith
David Wilson Estates	Pegasus Planning Group
Day Lewis Planning Limited	PJ Planning
Define Planning	PRO Vision Planning & Design
Delta Planning	Rapleys Town Planning Consultancy
Deriaz Slater	RCA Regeneration
Dev Plan Ltd	Redrow Homes (Midlands) Ltd
Development Department Coventry Healthcare NHS Trust	RPS Planning & Development
Director of Planning Prospects Ltd	RSL Planning Consortium
Drivers Jonas	Savills
DW Plan Services	Shilton Parish council
Finham Parish Council	Shortland Horne
Firstplan Ltd	Spawforths
Fisher German	SSA Planning Ltd
Foxley Tagg Planning Ltd	Stoneleigh Parish Council
Framptons	Stratford on Avon District Council
Geoffrey Osborne Ltd	Tetlow King Partnership
Gerald Eve LLP	The Frost Partnership
GL Hearn	The Planning Bureau Limited
GVA	The Rosconn Group
Hancock Town Planning	Town Planning Consultancy Ltd
Harris Lamb Property Consultancy	Turley Associates
HBF	TurnberryPlanning Limited
Highways England	Tyler Parkes
Iceni Projects	Tyler Parkes Partnership
Jaggard Baker	Urbanissta
James O'Flanagan Ltd	White Young Green Planning
Jansons West London & Thames Valley Ltd	William Davis Ltd
JMW Planning Solutions Ltdl	Woodland Trust
Jones Lang LaSalle	

6.3 Other stakeholders contacted as part of the information gathering process included the following locally active Affordable Housing Providers:

Table 15b: Affordable Housing Provider Consultation List

Accord Housing Association
Bromford Housing Group
Mercian Housing Association
Midland Heart Housing Association
Orbit Group (Orbit Homes)
Stonewater
White Friars Housing Ltd

- 6.4 The response rate overall was limited. However, this is not unusual for this type of process in DSP's wide experience of undertaking strategic level viability testing. There are a range of sensitivities and aspects involved, which were acknowledged by DSP throughout the process.
- 6.5 However, any information / comments that were provided as a result of this consultation helped to inform and check / support our assumptions but due to commercial sensitivity and confidentiality they are not listed here.

### **Feedback Log**

- 6.6 This was maintained to monitor the response levels and summarise information and soundings such as were collected from the various local agents, developers and others operating in the area and / or nearby areas - including on general market conditions and local variations, residential values and commercial sales / lettings and, where possible, land values together with development costs indications.

Note: Some information provided to DSP through the consultation process is sensitive and is therefore not displayed below. Additional land values information or soundings are noted in the following section of this Appendix.

- Local agent reported new build sales to be 'really good' with more affordable homes under £200k selling well. Lower value areas were noted as Stoke, Henley Green and Hillfields with higher value areas to be Styvechale, and Gibbet Hill in the areas covered by the agent.

- Another agent reports just sold a 4-bed detached house at asking price. Generally, agent commented that sales were doing well until the recent election which has caused the market to become 'jittery' although viewings are still happening – indicates continued demand. Lower value areas noted to be Stoke, Walgrave (north of the City) and the higher value areas to be Westwood Heath, Leamington Road and some of the more 'village' areas. Generally, properties that are 'sensibly priced' are selling reasonable well whereas overpriced properties of 10% or more struggle to sell.

## 7.0 Land Values Context

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### General context - Savills Market in Minutes: UK Residential Development Land - July 2017

#### 7.1 Headline reads: *'Diversity drives new development'*

- *'There is a more diverse range of land buyers in the market. Housing associations, along with small and medium-sized housebuilders, are more land – 89% more plots were sold to small housebuilders and 22% more plots were sold to medium-sized housebuilders in the last year.*
- *As well as buying more land, small and medium-sized housebuilders are building more homes, supported by government funds and accessible finance for those with a good track record. Medium-sized housebuilders Fairview and Gleeson built 76% and 20% more homes in the last year.*
- *Urban land values continue to increase across the country, whereas greenfield land values have remained relatively stable during the last quarter. Land values grew 1.0% for urban sites and 0.2% for greenfield land in Q2 2017.*
- *Land in Bristol is attracting interest from Build to Rent, international and London-based developers thanks to the city's strong and growing economy. This follows the focus on the larger regional cities of Birmingham and Manchester*
- *Medium-sized housebuilders are growing in their ambition and buying larger sites, particularly of 100-250 plots. This size of site still remains the most popular for the major housebuilders.'*

#### **Housing Associations**

7.2 *'Housing associations are buying more development land and we expect this trend to continue. In our 2017 housing sector survey, 72% of chief executives and senior board members of housing associations said that accessing development land is a major factor preventing the delivery of more homes.*

7.3 *Their intentions are to build homes for market sale alongside affordable homes to cross-subsidise development. Home Group, for example, recently set up Persona, a*



*market sale arm, to grow its outright sales business, supporting the organisation's ambition to build 10,000 homes by 2021/22.*

- 7.4 *Strategic land will play a significant role in future developments if housing associations follow the private-sector strategy to gain access to land, when they can, before it has permission. Only 35% of The Savills Housing Sector Survey 2017's respondents have existing investment in strategic land. And around half of those only have capacity for fewer than 100 units. Of those that don't own strategic land, 13% plan to acquire land in 2017 and 51% plan to during the next five years'*

### **Small housebuilders**

- 7.5 *'Small housebuilders (those building up to 100 homes per year) are buying more land and increasing their output. This has been helped by government funds and more accessible finance for those with a good track record.*
- 7.6 *New financial products such as 'Go-Develop' have emerged which offer 100% joint venture land and build funding for property developers, supporting those with little equity on smaller sites.*
- 7.7 *The Home Building Fund launched in October 2016 was set up by the Government to support small builders, community builders, custom builders and regeneration specialists.*
- 7.8 *Two examples of small housebuilders supported by the fund are Hallmark Developments (Essex) Ltd which received funding to help it complete the final phase of its Priory Hall project in Halstead, Essex and Poltair Developments which received funding to unlock a stalled site in Padstow.*
- 7.9 *Savills sold 89% more plots to small housebuilders in the year to June 2017 compared to the previous year.'*

### **Medium-sized housebuilders**

- 7.10 *'Savills sold 89% more plots to small housebuilders in the year to June 2017 compared to the previous year.*

- 7.11 *Medium-sized housebuilders (those building between 100 and 1,000 homes per year) have also benefitted from government funds and more accessible finance, buying more land and increasing the number of homes they build.*
- 7.12 *Savills sold 22% more plots to medium-sized housebuilders in the year to June 2017 compared to the previous year.*
- 7.13 *Fairview and Gleeson are two examples of medium-sized housebuilder which have expanded their output considerably in the last year. Their completions increased by 76% and 20% respectively to 767 and 904 homes per year in 2016.'*

#### **Urban land on the rise**

- 7.14 *'Urban land values have increased more strongly than values for greenfield land over the last quarter. On a UK-wide basis, urban development land values increased by 1.0% in the second quarter of 2017, bringing annual growth to 4.0%. Greenfield land values have remained relatively stable over the last quarter. Land values increased by 0.2% in Q2 2017, with annual growth of 0.7%.*
- 7.15 *More larger sites sold Increasing numbers of larger sites of between 100 and 250 plots are being sold to medium-sized housebuilders. In previous years, medium-sized housebuilders had predominantly bought sites of 50 to 100 plots, but as they look to expand their delivery levels, they are looking for larger sites to feed their supply pipeline. Demand has remained steady for sites of all sizes from the major housebuilders, and there is also continued demand from the smallest housebuilders for well-located sites of fewer than 50 plots.'*

#### **Knight Frank: Residential Development Land Index Q2 2017**

- 7.16 *Headline reads: 'Localised Land Market*
- 7.17 *'Development land prices for greenfield sites in England remained largely unchanged between April and June as did prices in prime central London. However urban brownfield land values continued to rise, largely driven by demand in three regional cities.'*

7.18 *Key Facts: -*

- *'Prime central London development land prices were flat in Q2 and are down 3.5% on the year*
- *English greenfield land prices fell by 0.3% in Q2, but posted a 0.7% annual rise*
- *Urban brownfield land prices rose by 1.2% in Q2 and 6.3% on the year'*

7.19 *'Greenfield land prices rose by 0.7% in the year to June. While this may be a modest rate of growth, it marks the first time the annual change in land prices for greenfield sites has been in positive territory since the end of December 2014. While the factors that have weighed on land prices, not least construction costs and the cost of planning, are still evident, there is evidence of improving demand, especially in areas where the demand for new housing is high. This has, to some extent, put a floor under pricing.*

7.20 *Moving into the more urban areas, however, a more mixed picture emerges. Average urban development land prices rose by 1.2% in Q2 and are up 6.3% year-on-year. Values in these markets, which include sites in five of the UK's key cities, have risen by 23% since the start of 2015. However, as ever with the property market, there is a regional difference in performance, with prices being augmented over the average year by the growth seen in Birmingham, Manchester and Leeds.*

7.21 *In the prime central London residential development land market, prices are starting to 'flatten out'. Values have now been unchanged for two quarters after five consecutive quarters of price falls. After rising by nearly 50% between September 2011 and June 2015, development land prices have fallen by a cumulative 13%.*

7.22 *However, the 3.5% annual decline in pricing shown by the index, which is collated using the valuations of a basket of development sites across central London, can only ever give a picture of what average declines are. Ian Marris, Joint Head of Residential Development, said: "We have seen sites in some locations hold their value over the last year, showing no change in price, while in others, prices may have fallen by as much as 6% over the same time. Location and quality of opportunity on development sites are more important factors in determining land pricing than ever before. Value as ever, is in the detail.'*

Figure 11 – Knight Frank – Residential development land index extract

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**England Greenfield Development Land Index**

Date	Index	12 month % change	6 month % change	3 month % change
<b>Jun-15</b>	104.70	-2.4%	-2.7%	-0.9%
<b>Sep-15</b>	104.48	-2.8%	-1.1%	-0.2%
<b>Dec-15</b>	104.64	-2.7%	-0.1%	0.2%
<b>Mar-16</b>	103.08	-2.5%	-1.3%	-1.5%
<b>Jun-16</b>	100.75	-3.8%	-3.7%	-2.3%
<b>Sep-16</b>	100.36	-3.9%	-2.6%	-0.4%
<b>Dec-16</b>	100.31	-4.1%	-0.4%	0.0%
<b>Mar-17</b>	101.69	-1.4%	1.3%	1.4%
<b>Jun-17</b>	101.42	0.7%	1.1%	-0.3%

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**Urban Development Land Index**

Date	Index	12 month % change	6 month % change	3 month % change
<b>Jun-16</b>	115.62	9.1%	3.4%	-1.1%
<b>Sep-16</b>	115.62	6.0%	-1.1%	0.0%
<b>Dec-16</b>	118.03	5.5%	2.1%	2.1%
<b>Mar-17</b>	121.41	3.9%	5.0%	2.9%
<b>Jun-17</b>	122.93	6.3%	4.1%	1.2%

Source: Knight Frank data

## Benchmark Land Values

7.23 Land value in any given situation should reflect specific viability influencing factors, such as:

- the existing use scenario;
- planning potential and status / risk (as an indication and depending on circumstances, planning risk factors may equate to a reduction from a “with planning” land value by as much as 75%);
- development potential – scale, type, etc. (usually subject to planning) and;
- development constraints – including site conditions and necessary works, costs and obligations (including known abnormal factors);
- development plan policies

7.24 It follows that the planning policies and obligations will have a bearing on land value; as has been recognised by examiners and Planning Inspectors.

- 7.25 In order to consider the likely viability of local plan policies in relation to any development scheme relevant to the Local Plan, the outturn results of the development appraisals (the RLVs viewed in £/ha terms) need to be somehow measured against a comparative level of land value. This is a key part of the context for reviewing the strength of the results as those changes across the range of assumptions on sales values (GDVs) and crucially including the effect of local plan policies (including affordable housing), and other sensitivity tests.
- 7.26 This comparison process is, as with much of strategic level viability assessment, not an exact science. It involves judgements and the well-established acknowledgements that, as with other appraisal aspects, land values will in practice vary from scheme to scheme as well as being dependent to some extent on timing in relation to market conditions and other wider influences such as Government policy. The levels of land values selected for this comparison context are often known as ‘benchmark’ land values, ‘viability tests’ (as referred to in our results tables – Appendices IIa to IIb) or similar. They are not fixed in terms of creating definite cut-offs or steps in viability, but in our experience, they serve well in terms of adding a layer of filtering to the results, to help enable the review of those; they help to highlight the tone of the RLV results and therefore the changing strength of relationship between the values (GDVs) and development costs as the appraisal inputs (assumptions) change.
- 7.27 As suitable (appropriate and robust) context for a high-level review of this nature, DSP’s practice is to compare the wide range of appraisal RLV results with a variety of potential land value comparisons in this way. This allows us to consider a wide range of potential scenarios and outcomes and the viability trends across those.
- 7.28 The land value comparison levels are not fixed or even guides for use on scheme specifics; they are purely for this assessment purpose. In our experience, sites will come forward at alternative figures – including in some cases beneath the levels assumed for this purpose. We have considered land values in a way that supports an appropriately “buffered” type view.
- 7.29 To inform these land value comparisons or benchmarks we sought to find examples of recent land transactions locally. In this case, we received few indications from the

various soundings we took and sources we explored. In the usual and appropriate way for such a study, we also reviewed information sourced as far as possible from the VOA, previous research / local studies / advice provided by the Council, through seeking local soundings, CoStar; and from a range of property and land marketing web-sites. Details, so far as available and publishable, are provided in this Appendix – see below.

- 7.30 In terms of the VOA, data available for comparison has reduced significantly since the July 2009 publication of its Property Market Report (PMR), with data provided only on a limited regional basis in the later reporting. The VOA now no longer produces a PMR and suggests that caution should be used when viewing or using its data. Nevertheless, in areas where it is available, the data can provide useful indicators, certainly in terms of trends.
- 7.31 This consideration of land values assumes all deductions from the GDV covered by the development costs assumptions.
- 7.32 Agricultural land values reported by the VOA and a range of other sources are indicated to be circa £20,000/ha in existing use. The HCA issued a transparent assumptions document which referred to guide parameters of an uplift of 10 to 20 times agricultural land value. This sort of level of land value could also be relevant to a range of less attractive locations or land for improvement. This is not to say that land value expectations in such scenarios would not go beyond these levels – they could well do in a range of circumstances.
- 7.33 Land value judgements for the assessment purpose are based on seeking to ensure a competitive return to a willing landowner, as is recognised through the RICS guidance on ‘Financial viability in planning’ (RICS GN 94/2012 – as noted below), the NPPF requirements and other papers on viability assessment such as noted within Report Chapters 1 and 2.
- 7.34 The consideration of land value – whether in the RICS’ terms (see below) or more generally for this context, involves looking at any available examples (‘comparables’) to inform a view on market value and may well also involve considering land value relating to an existing or alternative use (‘EUUV’ or ‘AUUV’). Existing use value may also

be referred to as 'CUV' (i.e. current use value). In addition, there may be an element of premium (an over-bid or incentive) over 'EUUV' or similar required to enable the release of land for development.

- 7.35 The HCA's draft document 'Transparent Viability Assumptions' that accompanies its Area Wide Viability Model suggested that *'the rationale of the development appraisal process is to assess the residual land value that is likely to be generated by the proposed development and to compare it with a benchmark that represents the value required for the land to come forward for development'*. This benchmark is referred to as threshold land value in that example: *'Threshold land value is commonly described as existing use value plus a premium, but there is not an authoritative definition of that premium, largely because land market circumstances vary widely'*. Further it goes on to say that *'There is some practitioner convention on the required premium above EUUV, but this is some way short of consensus and the views of Planning Inspectors at Examination of Core Strategy have varied'*.
- 7.36 RICS Guidance<sup>2</sup> refers to site value in the following *'Site Value should equate to the market value subject to the following assumption: that the value has regard to development plan policies and all other material planning considerations and disregards that which is contrary to the development plan... The residual land value (ignoring any planning obligations and assuming planning permission is in place) and current use value represent the parameters within which to assess the level of any planning obligations'*.
- 7.37 The Local Housing Delivery Group report<sup>3</sup> chaired by Sir John Harman, notes that: *'Consideration of an appropriate Threshold Land Value needs to take account of the fact that future plan policy requirements will have an impact on land values and landowner expectations. Therefore, using a market value approach as the starting point carries the risk of building-in assumptions of current policy costs rather than helping to inform the potential for future policy. Reference to market values can still provide a useful 'sense check' on the threshold values that are being used in the model (making use of cost-effective sources of local information), but it is not recommended that these are used as the basis for the input to a model.'*

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<sup>2</sup> Financial viability in planning – RICS Guidance note (August 2012)

<sup>3</sup> Local Housing Delivery Group – Viability Testing Local Plans (June 2012)

- 7.38 *We recommend that the Threshold Land Value is based on a premium over current use values and credible alternative use values’.*
- 7.39 Any overbid level of land value (i.e. incentive or uplifted level of land value) would be dependent on a ready market for the existing or other use that could be continued or considered as an alternative to pursuing the redevelopment option being assumed. The influences of existing / alternative uses on site value need to be carefully considered. At a time of a low demand through depressed commercial property market circumstances, for example, we would not expect to see inappropriate levels of benchmarks or land price expectations being set for opportunities created from those sites. Just as other scheme specifics and appropriate appraisal inputs vary, so will landowner expectation.
- 7.40 In carrying out this study DSP have had regard to a range of sources of information as far as available (provided by sources such as Co-Star and other on-line property websites), previous information provided in tandem with earlier viability studies and generally available data from sources such as the VOA and Government bodies.
- 7.41 Table 16a below provides a sample of available land for sale – examples noted in Jul/August 2017 sourced from RightMove Commercial and CoStar – locations within the Coventry City context:-

*See Table 17a on the following page.*



Table 16a – Land for Sale (Coventry City Council Area and surrounds)

Address	Type	Greenfield or PDL	Price	Site Area Ha	Indicative per Plot Value £	Description / Notes
Brook Farm, Steneleigh Road, Coventry, Warwickshire CV4 7AB	Commercial	PDL	£650,000	0.05	n/a	The unit was constructed in 2015 and comprises of a main warehouse facility, showroom and café area with curved roof structure providing two storey accommodation in part. x2 offices located at first floor level and adjoining single storey warehouse facility. Planning no. W/12/0589 for the erection of a replacement building for use as a café and for class B8 storage distribution
Plot 15, Pilot Business Park, Pilot Close, Coventry, West Midlands CV3 4RS	Commercial	Greenfield	£350,000	0.34	n/a	The property comprises an undeveloped site ready for development, with services in the adjacent access road. Planning permission exists under application NO.FUL/2015/2641 for the development of a new business unit under use classes B1c, B2 and B8 of 15,000 sq.ft. This site may be suitable for other uses subject to planning.- site also available freehold
The Crescent, Coventry, West Midlands CVT 8JT	Commercial	Greenfield	£25,000	0.03	n/a	Potential for development
Land at Bennetts Rd. North Coventry CV7 8BG	Commercial	PDL	POA	0.4	n/a	Freehold residential site with potential for further development (subject to planning). Extensive road frontage, site of existing derelict residential unit

Address	Type	Greenfield or PDL	Price	Site Area Ha	Indicative per Plot Value £	Description / Notes
Rugby Road, Binley Woods, Coventry CV3 2AY	Development/ Land Opportunity	PDL	£700,000	0.4	n/a	Two residential detached properties, one with planning permission to extend and the other with potential to change subject to planning permission. Potential for development the site is approximately one acre. Planning ref. R15/2112 (approved)
King Street, Bedworth CV12 8JF	Development Opportunity	PDL	£500,000	n/a	£16,667	Land opportunity with approved planning consent to build a quality development of 28 apartments and 2 houses. In a prime location to Bedworth town centre.
Land adjacent to Hollyhurst, Off Alice Close, Bedworth CV12 0DY	Commercial	Greenfield	£400,000	n/a	£50,000	The property comprises existing paddock land with direct vehicular access onto Hollyhurst extending to just over one acre in total, with detailed planning consent granted for residential development. Planning ref. 031698
Humber Avenue, Coventry	Development Opportunity	Greenfield	£350,000	0.27	£58,333	Parcel of land with detailed planning permission for the erection of three, two bed terraced and three, three bedroomed terraced houses in the South side of the city adjacent to the junctions of Humber Avenue and St Georges Road. Planning ref. FUL/2015/0955
Land at 62 Clay Lane, Coventry CV12 4LN	Development Opportunity	Greenfield	£325,000 - £375,000	0.1	£8,784	Land with planning permission. Within 250m of Ball Hill Shopping area, with easy access to the city centre, ideal investment opportunity. Planning ref. FUL/2017/1246 For the erection of 37 en-suite bedroom student accommodation building and

Address	Type	Greenfield or PDL	Price	Site Area Ha	Indicative per Plot Value £	Description / Notes
						associated access and parking
Land at Bannerbrook, Local Centre, Banner Lane, Coventry CV4 9AE	Commercial	PDL	£356,000	n/a	£32,364	A development site with planning permission granted for a 3 storey building comprising of 11 apartments 1 x 1 bedroom and 10 x 2 bedrooms and a ground floor D1 use retail unit. There will be 22 car parking spaces and service yard.
Four Acres Stud, Bulkington	Commercial	PDL	£300,000	1.48	n/a	Equestrian/ storage opportunity. Approximately 3.66 acre site comprising 10 stables, barns, storage, W.C and shower. The site includes hardstanding and parking, paddocks and a ménage. The land is within a rural location, surrounded by open fields.
Land to rear of 30 Rock Close, Bell Green, coventry, West Midlands CV6 7HG	Development Opportunity	PDL	£120,000	0.09	£40,000	Development site with planning permission granted for 3 x 3 bedroom detached properties. The site is located to the rear of No. 30 Rock Close, off Clark Street in Bell Green. The site was formerly occupied for many years for commercial use. Planning ref. FUL/2015/3248
Godsacre, Shilton	Development Opportunity	PDL	£60,000	0.4	n/a	Equestrian/ agricultural parcel of land, comprising 5 stables, paddocks, cabin with kitchen, animal pens and shelters. The site has been used for the shelter of homeless animals with ancillary buildings. The planning permission for the cabin is specific to the current owner only.

Address	Type	Greenfield or PDL	Price	Site Area Ha	Indicative per Plot Value £	Description / Notes
Mulliner Street, Coventry CV6 5EU	Development Opportunity	PDL	£50,000	n/a	n/a	Opportunity to purchase seven vacant garages, plot for two further garages & a large corner garage with gated access.
Land off Kinver Close	Development Opportunity	PDL	£3,000	n/a	n/a	Land is being sold without planning permission in place. Parcel of land plus adjoining freehold interest.
Allotment Plot 13, Coventry	Land - allotment	PDL	£2,500 - £3,500	n/a	n/a	Land historically used as an allotment. Currently overgrown with boundaries undefined. Freehold with vacant possession. No planning permission in place.
Layby Osprey Close, Coventry	Land - parking	PDL	£1,500	n/a	n/a	Layby for 4 Vehicles, useful parking areas for local residents. Positioned on the left hand side within Osprey Close
Lyons Park, Coundon Wedge CV5 9DS	Development Opportunity	PDL	£18,000,000	4.64	n/a	Proposed use: Industrial, work unit, industrial park, office park, R&D, Warehouse. The site is located on the western outskirts of Coventry, moments from the A45 trunk road linking Coventry and Birmingham.
Foleshill Road, Old Church Road, Coventry CV6 7DW	Development Opportunity	PDL	£12,000,000	4.04	n/a	The site comprises a 10 acre parcel of industrial land suitable for development. The site is located on old church road in the little heath area of Coventry just off of the B4113 Foleshill Road. The site is located with access to the national motorway network from junction 3 of M6 via the A444 dual carriageway.

Address	Type	Greenfield or PDL	Price	Site Area Ha	Indicative per Plot Value £	Description / Notes
Banner Park, Banner Lane, Coventry CV4 9GH	Owner/ User	PDL	£783,333	0.68	n/a	The site comprises a plot of land which may be suitable for redevelopment. The site is located on Banner lane, situated just off the B4101 Tile hill lane and in close proximity to Tile hill railway station.
Land at Rowleys Green Lane, Coventry CV6 6AL	Owner/ User	PDL	£686,000	0.68	n/a	The site comprises a piece of land containing old workshop buildings, extending to approximately 1.7 acres. The site is located directly facing the Ricoh Arena and fronting onto both Rowleys Green Lane and Judds Lane within the Coventry area. It is situated with direct access to Coventry city centre and provides access to the M6 Motorway at Junction 3 in the opposite direction.
Bannerbrook local centre, Site 2/3, Gramercy Park, Banner lane CV4 9AE	investment		£410,000	0.22	n/a	The property comprises two plots of land which are available separate or together and are cleared and prepared sites already for development. The property is west of the city centre.

7.42 The Government also publishes residential land value estimates for policy appraisal and includes data for Coventry. This indicates a residential land value of £1,560,000 per hectare. However, this needs to be set in the context of the assumptions underpinning that value. Those include the assumption that there is nil affordable housing requirement (which can impact land value by around 50% on a 0.5 Ha site with 30% affordable housing); nil CIL; full planning consent being in place (risk associated with obtaining planning consent can equate to as much as 75% deduction when comparing consented with unconsented land); lower quartile build costs and a 17% developer's profit (compared to median build cost and 20% developer's profit

used in this study – leading to a further inflated value view compared to the approach typically used in viability studies).

- 7.43 The Council has previously had viability work carried out in relation to Affordable Housing. In order to ensure that the most appropriate available evidence is used, we have also had regard to the conclusions of those studies in forming our opinion on land value benchmarks for this study<sup>4</sup>. The details are not set out again.
- 7.44 In summary, reference to the land value benchmarks range as outlined within the report and shown within the Appendices IIa and IIb results summary tables footnotes (range overall £250,000 to £650,000/ha with upper range of £1m - £3m added for commercial scenarios only), as informed by the information review, have been formulated with reference to the principles outlined above and are considered appropriate.

**DSP Coventry CC Viability Assessment  
Appendix III ends (v4 – FINAL DRAFT)**

**Extracts sourced from CoStar follow this**

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<sup>4</sup> CCC Affordable Housing Economic Viability Assessment (2012)

# Appendix III: Co-Star Extracts



# Lease Comps Summary

Deals

**72**

Asking Rent Per SF

**£15.69**

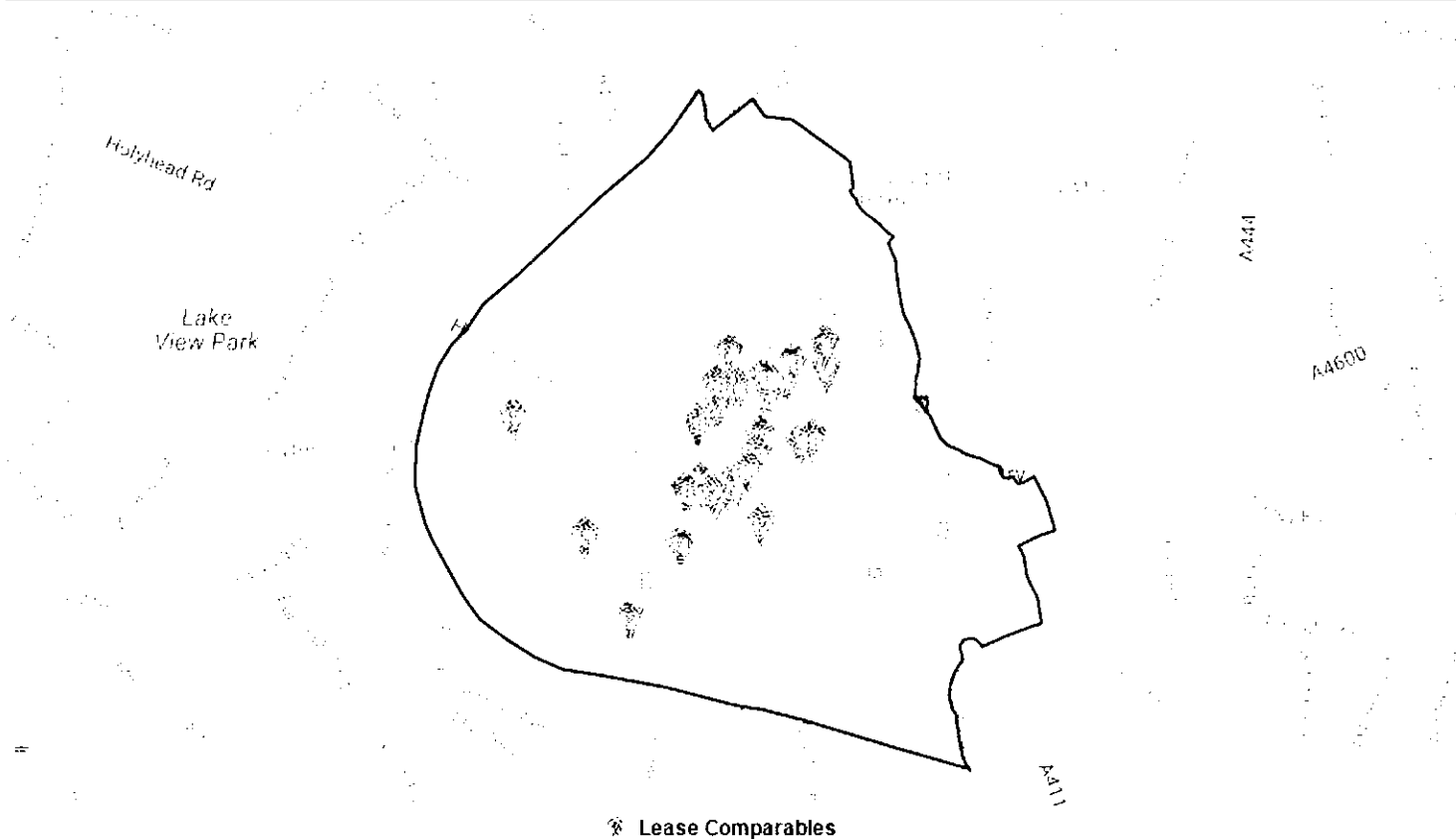
Achieved Rent Per SF

**£13.55**

Avg. Months On Market

**19**

TOP 50 LEASE COMPARABLES
























SUMMARY STATISTICS

Rent	Deals	Low	Average	Median	High
Asking Rent Per SF	64	£4.64	£15.69	£16.99	£60.00
Achieved Rent Per SF	41	£1.51	£13.55	£15.86	£51.20
Net Effective Rent Per SF	21	£7.39	£11.00	£15.09	£21.71
Asking Rent Discount	37	-33.3%	18.6%	9.1%	75.0%
TI Allowance	-	-	-	-	-
Rent Free Months	31	0	5	5	12
Lease Attributes	Deals	Low	Average	Median	High
Months on Market	67	1	19	16	87
Deal Size	72	346	2,889	1,363	24,272
Lease Deal in Years	47	0.3	8.9	10.0	30.0
Floor Number	71	BSMT	GRND	GRND	MEZZ
























# Lease Comps Summary

## Lease Comps Report

Property Name - Address	Rating	SF Leased	Lease		Type	Rents	
			Floor	Sign Date		Rent	Rent Type
 8 Shelton Sq	▶ ▶	1,395	GRND,1	08/08/2017	New	£15.23/fri	Asking
 Priory PI	▶ ▶ ▶	484	GRND	03/07/2017	New	£20.66/fri	Effective
 14 High St	▶ ▶	1,535	BSMT,G...	15/06/2017	New	£35.83/fri	Achieved
 The Old Fire Station Hales St	▶ ▶ ▶	3,439	GRND	07/06/2017	New	£17.45/fri	Asking
 43 Hertford St	▶ ▶ ▶	1,468	GRND,1	30/01/2017	New	£15.38/fri	Effective
 Fairfax St	▶ ▶ ▶	1,044	GRND	09/01/2017	New	£19.16/fri	Effective
 12 Shelton Sq	▶ ▶	346	GRND	18/12/2016	New	-	-
 Fairfax St	▶ ▶ ▶	3,422	GRND	05/12/2016	New	£12.13/fri	Effective
 21A Cross Cheaping	▶ ▶	2,425	GRND,1-2	02/12/2016	New	£10.31/fri	Asking
 30 City Arc	▶ ▶ ▶	850	GRND,1	21/11/2016	New	£12.94/iro	Asking
 Lower Precinct Shoppin... Sherbourne Arc	▶ ▶ ▶	560	GRND	12/11/2016	New	£22.32/fri	Asking
 5 Trinity St	▶ ▶ ▶	1,193	GRND,1	01/11/2016	New	£23.05/fri	Asking
 New Oxford House 159 Corporation St	▶ ▶	5,131	GRND	24/10/2016	New	£11.69	Asking
 Warwick Rd	▶ ▶	9,800	GRND	03/10/2016	New	£32.00/fri	Asking
 New Oxford House 161-163 Corporation St	▶ ▶	2,640	GRND	01/10/2016	New	£9.47/fri	Effective
 Charterland House 32 Queens Rd	▶ ▶ ▶	1,140	GRND	01/10/2016	New	£23.68/fri	Asking
 Fairfax St	▶ ▶ ▶	925	GRND	30/09/2016	New	£16.22/fri	Effective
 Lower Precinct Shoppin... Lower Precinct	▶ ▶ ▶	1,874	GRND	29/09/2016	New	£15.09/fri	Effective
 West Orchards Shoppin... West Orchards Shopping...	▶ ▶ ▶ ▶	1,772	GRND	09/09/2016	New	£25.40/fri	Asking
 35 Smithford Way	▶ ▶ ▶	2,043	GRND,1	29/07/2016	New	£14.68/iro	Asking
 Ironmonger Row	▶ ▶ ▶	4,780	GRND	01/07/2016	New	£5.96	Asking


# Lease Comps Summary

## Lease Comps Report

Property Name - Address	Rating	SF Leased	Lease		Type	Rents	
			Floor	Sign Date		Rent	Rent Type
 10 Ironmonger Row	👍 👍	780	GRND	01/07/2016	New	£25.64/fri	Asking
 79 Upper Spon St	👍 👍 👍	449	GRND	01/07/2016	New	£10.13/fri	Asking
 9 Hay Ln	👍 👍	756	GRND	20/06/2016	New	£21.02	Effective
 12 City Arc	👍 👍 👍	835	GRND,1	17/06/2016	New	£12.57/iro	Asking
 20 City Arcade	👍 👍 👍	543	GRND	17/06/2016	New	£20.44/iro	Asking
 15 City Acrade	👍 👍 👍	1,481	GRND,1	15/06/2016	New	£12.15/iro	Asking
 17A Cross Cheaping	👍 👍	1,290	GRND,1	01/06/2016	New	£22.87/fri	Asking
 25 Trinity St	👍 👍	1,324	GRND,1	15/05/2016	New	£13.83/fri	Effective
 24-25 Cross Cheaping	👍 👍 👍	1,295	Unkwn	05/05/2016	New	£23.17	Achieved
 Broadgate @ Ironmonge...	👍 👍 👍	16,180	1st	01/04/2016	New	£4.64	Asking
 4 Bull Yard	👍 👍	829	GRND,1	04/03/2016	New	£21.71/fri	Effective
 105-107 New Union St	👍 👍 👍	753	GRND	01/03/2016	New	£22.24/iri	Asking
 13-15 Smithford Way	👍 👍 👍	7,731	BSMT,G...	01/02/2016	New	£10.02/fri	Asking
 Greyfriars Walk	👍 👍 👍	1,457	GRND,1	26/01/2016	New	£12.01	Asking
 26 City Arcade	👍 👍 👍	956	GRND,1	04/12/2015	New	£12.68	Effective
 25 Warwick Row	👍 👍	1,221	GRND	27/11/2015	New	£8.20/iri	Effective
 Fairfax St	👍 👍 👍	431	GRND	23/11/2015	New	£20.88/fri	Effective
 Priory PI	👍 👍 👍	1,453	GRND	23/11/2015	New	£13.76	Achieved
 10 Bull Yard	👍 👍	967	GRND,1	12/11/2015	New	£17.55/fri	Effective
 33 City Arcade	👍 👍 👍	673	GRND,1	04/11/2015	New	£9.80/iro	Effective
 West Orchards Shoppin... 10 Smithford Way	👍 👍 👍 👍	937	GRND	03/11/2015	New	£21.21/fri	Effective

# Lease Comps Summary

## Lease Comps Report

Property Name - Address	Rating	SF Leased	Lease		Type	Rents	
			Floor	Sign Date		Rent	Rent Type
 Lower Precinct Shoppin... 73 Lower Precinct	▶ ▶ ▶	1,862	GRND	06/10/2015	New	£29.54/fri	Asking
 37 Smithford Way	▶ ▶	1,331	GRND,1	25/09/2015	New	£14.53	Effective
 34 Greyfriars Walk	▶ ▶ ▶	974	GRND,1	18/09/2015	New	£8.43/iro	Effective
 11 Shelton Sq	▶ ▶ ▶	1,657	GRND,1	14/09/2015	New	£8.85/fri	Effective
 1 The Precinct	▶ ▶	1,830	BSMT,G...	07/09/2015	New	£9.84/fri	Achieved
 32 Broadgate	▶ ▶	363	GRND	07/09/2015	New	£49.59	Achieved
 23 Hertford St	▶ ▶ ▶	2,849	BSMT,G...	01/09/2015	New	£14.04/fri	Achieved
 32 Hertford St	▶ ▶ ▶	500	GRND	01/09/2015	New	£36.00/fri	Achieved

## Lease Comps Summary

Lease Comps Report

Deals

181

Asking Rent Per SF

£14.96

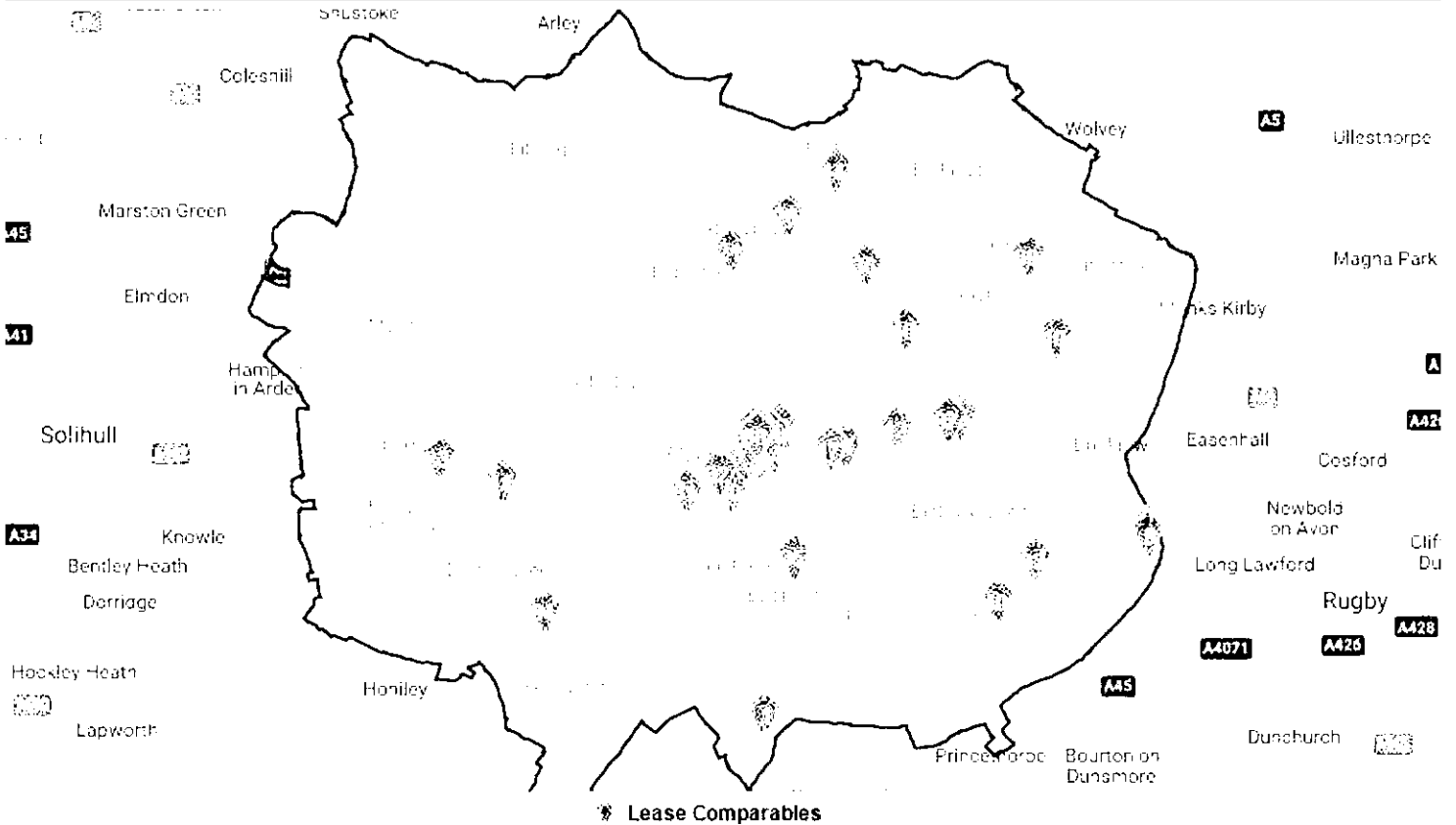
Achieved Rent Per SF

£14.14

Avg. Months On Market

16

## TOP 50 LEASE COMPARABLES
























## SUMMARY STATISTICS

Rent	Deals	Low	Average	Median	High
Asking Rent Per SF	136	£3.03	£14.96	£15.13	£379.31
Achieved Rent Per SF	117	£1.51	£14.14	£13.76	£51.20
Net Effective Rent Per SF	68	£2.66	£12.94	£14.40	£30.21
Asking Rent Discount	83	-33.3%	14.0%	0.0%	75.0%
TI Allowance	-	-	-	-	-
Rent Free Months	93	0	5	3	36
Lease Attributes	Deals	Low	Average	Median	High
Months on Market	162	0	16	11	87
Deal Size	181	145	2,642	1,093	31,711
Lease Deal in Years	132	0.3	9.2	10.0	30.0
Floor Number	178	BSMT	GRND	GRND	4






















# Lease Comps Summary

## Lease Comps Report

Property Name - Address	Rating	SF Leased	Lease		Type	Rents	
			Floor	Sign Date		Rent	Rent Type
 35 Brentwood Ave	▶ ▶ ▶	358	GRND	15/08/2017	New	£16.76/iri	Effective
 8 Shelton Sq	▶ ▶	1,395	GRND,1	08/08/2017	New	£15.23/fri	Asking
 286 Walsgrave Rd	▶ ▶ ▶	645	GRND	26/07/2017	New	£21.47/fri	Asking
 74 Far Gosford St	▶ ▶ ▶	565	GRND	11/07/2017	New	£30.21/iri	Effective
 Warwickshire Shopping... Donnybrook Dr	▶ ▶ ▶	1,292	GRND	06/07/2017	New	£18.24	Effective
 Priory Pl	▶ ▶ ▶	484	GRND	03/07/2017	New	£20.66/fri	Effective
 57 Broad Park Rd	▶ ▶	553	GRND	16/06/2017	New	£9.95/fri	Effective
 14 High St	▶ ▶	1,535	BSMT,G...	15/06/2017	New	£35.83/fri	Achieved
 Warwickshire Shopping... Donnybrook Dr	▶ ▶ ▶	1,873	GRND	11/06/2017	New	£15.23	Effective
 The Old Fire Station Hales St	▶ ▶ ▶	3,439	GRND	07/06/2017	New	£17.45/fri	Asking
 31 Far Gosford St	▶ ▶ ▶	1,222	GRND	06/06/2017	New	£18.00/fri	Asking
 2C Marlborough Rd	▶ ▶ ▶	359	GRND,1	25/04/2017	New	£15.32/fri	Asking
 173 Daventry Rd	▶ ▶ ▶	730	GRND	07/04/2017	New	£32.88/fri	Asking
 174 Lythalls Ln	▶ ▶ ▶	532	GRND	02/04/2017	New	£22.56/fri	Asking
 40 Jardine Cres	▶ ▶ ▶	971	GRND	31/03/2017	New	£18.54	Asking
 35 Heath Cres	▶ ▶ ▶	957	GRND,1-2	12/03/2017	New	£6.98/fri	Effective
 27 Far Gosford St	▶ ▶ ▶	1,004	GRND	01/03/2017	New	£19.92/fri	Asking
 Warwickshire Shopping... Donnybrook Dr	▶ ▶ ▶	1,044	GRND	01/02/2017	New	£17.30/fri	Effective
 43 Hertford St	▶ ▶ ▶	1,468	GRND,1	30/01/2017	New	£15.38/fri	Effective
 9 Norton Hill Dr	▶ ▶	455	GRND	23/01/2017	New	£13.19/iri	Asking
 Holbrook Lane 1-8 Colledge Rd	▶ ▶ ▶	5,098	GRND	16/01/2017	New	£10.79/fri	Effective

# Lease Comps Summary

## Lease Comps Report

Property Name - Address	Rating	SF Leased	Lease		Type	Rents	
			Floor	Sign Date		Rent	Rent Type
 1 Jubilee Cres	👍 👍 👍	1,483	GRND,1	12/01/2017	New	£14.27/fri	Effective
 Fairfax St	👍 👍 👍	1,044	GRND	09/01/2017	New	£19.16/fri	Effective
 288 Walsgrave Rd	👍 👍 👍	655	GRND	01/01/2017	New	£19.85/fri	Effective
 12 Shelton Sq	👍 👍	346	GRND	18/12/2016	New	-	-
 35 Heath Cres	👍 👍 👍	389	Unkwn	16/12/2016	New	£16.71/iri	Asking
 34-36 Jardine Cres	👍 👍	1,403	GRND	07/12/2016	New	£10.69	Asking
 Fairfax St	👍 👍 👍	3,422	GRND	05/12/2016	New	£12.13/fri	Effective
 21A Cross Cheaping	👍 👍	2,425	GRND,1-2	02/12/2016	New	£10.31/fri	Asking
 The Forum 318 Walsgrave Rd	👍 👍 👍	1,418	GRND	01/12/2016	New	£14.05/fri	Effective
 30 City Arc	👍 👍 👍	850	GRND,1	21/11/2016	New	£12.94/iro	Asking
 Lower Precinct Shoppin... Sherbourne Arc	👍 👍 👍	560	GRND	12/11/2016	New	£22.32/fri	Asking
 5 Trinity St	👍 👍 👍	1,193	GRND,1	01/11/2016	New	£23.05/fri	Asking
 New Oxford House 159 Corporation St	👍 👍	5,131	GRND	24/10/2016	New	£11.69	Asking
 Warwick Rd	👍 👍	9,800	GRND	03/10/2016	New	£32.00/fri	Asking
 69 Albany Rd	👍 👍	2,119	GRND,1	01/10/2016	New	-	-
 New Oxford House 161-163 Corporation St	👍 👍	2,640	GRND	01/10/2016	New	£9.47/fri	Effective
 Charterland House 32 Queens Rd	👍 👍 👍	1,140	GRND	01/10/2016	New	£23.68/fri	Asking
 Fairfax St	👍 👍 👍	925	GRND	30/09/2016	New	£16.22/fri	Effective
 Lower Precinct Shoppin... Lower Precinct	👍 👍 👍	1,874	GRND	29/09/2016	New	£15.09/fri	Effective
 Ernesford Grange Quorn Way	👍 👍 👍	961	GRND	29/09/2016	New	£9.07/fri	Effective
 Cannon Park Shopping... Bewsey St	👍 👍 👍	145	GRND	27/09/2016	New	£55.17/fri	Asking

# Lease Comps Summary

## Lease Comps Report

Property Name - Address	Rating	SF Leased	Lease		Type	Rents	
			Floor	Sign Date		Rent	Rent Type
 195 Daventry Rd	↘ ↘ ↘	791	GRND	20/09/2016	New	£29.68/fri	Effective
 Stoney Stanton Rd	↘ ↘	20,128	GRND	19/09/2016	New	£17.75	Achieved
 290 Walsgrave Rd	↘ ↘ ↘	2,800	GRND	10/09/2016	New	£7.14/fri	Effective
 West Orchards Shoppin... West Orchards Shopping...	↘ ↘ ↘ ↘	1,772	GRND	09/09/2016	New	£25.40/fri	Asking
 Cannon Park Shopping... Lynchgate Rd	↘ ↘ ↘	174	GRND	27/08/2016	New	£51.72/fri	Asking
 61 Broad Park Rd	↘ ↘ ↘	1,645	GRND	03/08/2016	New	£5.53/iri	Effective
 104 Remembrance Rd	↘ ↘	1,409	GRND,1	02/08/2016	New	£13.84/fri	Asking
 347 Tile Hill Ln	↘ ↘ ↘	2,158	GRND,1	02/08/2016	New	£9.46/fri	Effective

# Retail - Outer Coventry (Last 3yrs)

## Lease Comps Summary

Lease Comps Report

Deals

**110**

Asking Rent Per SF

**£13.67**

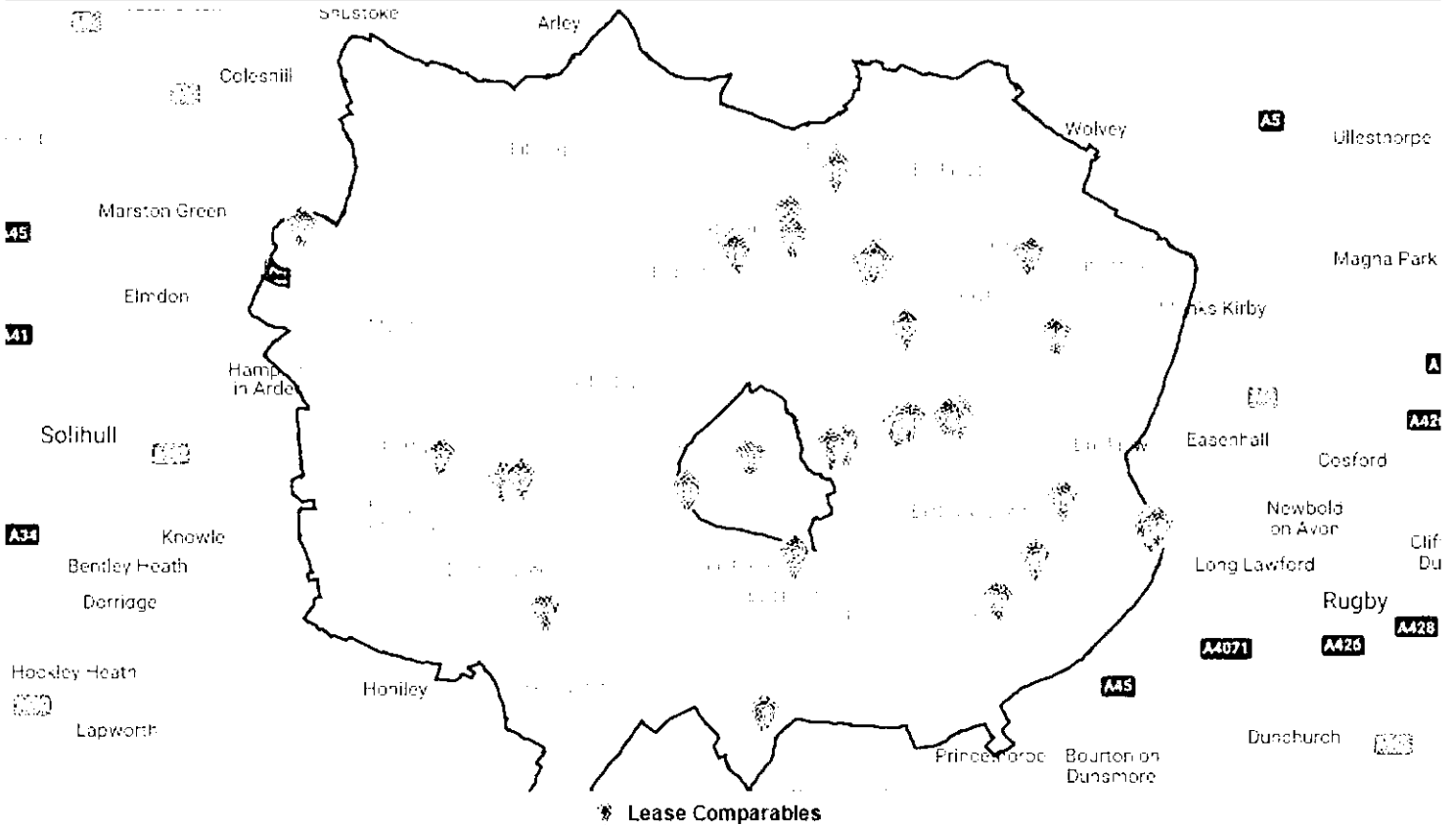
Achieved Rent Per SF

**£14.40**

Avg. Months On Market

**14**

### TOP 50 LEASE COMPARABLES
























### SUMMARY STATISTICS

Rent	Deals	Low	Average	Median	High
Asking Rent Per SF	73	£3.03	£13.67	£13.62	£379.31
Achieved Rent Per SF	76	£2.39	£14.40	£12.00	£31.86
Net Effective Rent Per SF	47	£2.66	£13.59	£14.14	£30.21
Asking Rent Discount	46	-15.6%	6.4%	0.0%	61.5%
TI Allowance	-	-	-	-	-
Rent Free Months	62	0	5	3	36
Lease Attributes	Deals	Low	Average	Median	High
Months on Market	96	0	14	8	82
Deal Size	110	145	2,470	959	31,711
Lease Deal in Years	85	1.0	9.4	8.0	25.0
Floor Number	108	BSMT	GRND	GRND	4
























# Lease Comps Summary

## Lease Comps Report

Property Name - Address	Rating	SF Leased	Lease		Type	Rents	
			Floor	Sign Date		Rent	Rent Type
 35 Brentwood Ave	▶ ▶ ▶	358	GRND	15/08/2017	New	£16.76/iri	Effective
 286 Walsgrave Rd	▶ ▶ ▶	645	GRND	26/07/2017	New	£21.47/fri	Asking
 74 Far Gosford St	▶ ▶ ▶	565	GRND	11/07/2017	New	£30.21/iri	Effective
 Warwickshire Shopping... Donnybrook Dr	▶ ▶ ▶	1,292	GRND	06/07/2017	New	£18.24	Effective
 57 Broad Park Rd	▶ ▶	553	GRND	16/06/2017	New	£9.95/fri	Effective
 Warwickshire Shopping... Donnybrook Dr	▶ ▶ ▶	1,873	GRND	11/06/2017	New	£15.23	Effective
 31 Far Gosford St	▶ ▶ ▶	1,222	GRND	06/06/2017	New	£18.00/fri	Asking
 2C Marlborough Rd	▶ ▶ ▶	359	GRND,1	25/04/2017	New	£15.32/fri	Asking
 173 Daventry Rd	▶ ▶ ▶	730	GRND	07/04/2017	New	£32.88/fri	Asking
 174 Lythalls Ln	▶ ▶ ▶	532	GRND	02/04/2017	New	£22.56/fri	Asking
 40 Jardine Cres	▶ ▶ ▶	971	GRND	31/03/2017	New	£18.54	Asking
 35 Heath Cres	▶ ▶ ▶	957	GRND,1-2	12/03/2017	New	£6.98/fri	Effective
 27 Far Gosford St	▶ ▶ ▶	1,004	GRND	01/03/2017	New	£19.92/fri	Asking
 Warwickshire Shopping... Donnybrook Dr	▶ ▶ ▶	1,044	GRND	01/02/2017	New	£17.30/fri	Effective
 9 Norton Hill Dr	▶ ▶	455	GRND	23/01/2017	New	£13.19/iri	Asking
 Holbrook Lane 1-8 Colledge Rd	▶ ▶ ▶	5,098	GRND	16/01/2017	New	£10.79/fri	Effective
 1 Jubilee Cres	▶ ▶ ▶	1,483	GRND,1	12/01/2017	New	£14.27/fri	Effective
 288 Walsgrave Rd	▶ ▶ ▶	655	GRND	01/01/2017	New	£19.85/fri	Effective
 35 Heath Cres	▶ ▶ ▶	389	Unkwn	16/12/2016	New	£16.71/iri	Asking
 34-36 Jardine Cres	▶ ▶	1,403	GRND	07/12/2016	New	£10.69	Asking
 The Forum 318 Walsgrave Rd	▶ ▶ ▶	1,418	GRND	01/12/2016	New	£14.05/fri	Effective


# Lease Comps Summary

## Lease Comps Report

Property Name - Address	Rating	SF Leased	Lease		Type	Rents	
			Floor	Sign Date		Rent	Rent Type
 69 Albany Rd	👍 👍	2,119	GRND,1	01/10/2016	New	-	-
 Ernesford Grange Quorn Way	👍 👍 👍	961	GRND	29/09/2016	New	£9.07/fri	Effective
 Cannon Park Shopping... Bewsey St	👍 👍 👍	145	GRND	27/09/2016	New	£55.17/fri	Asking
 195 Daventry Rd	👍 👍 👍	791	GRND	20/09/2016	New	£29.68/fri	Effective
 Stoney Stanton Rd	👍 👍	20,128	GRND	19/09/2016	New	£17.75	Achieved
 290 Walsgrave Rd	👍 👍 👍	2,800	GRND	10/09/2016	New	£7.14/fri	Effective
 Cannon Park Shopping... Lynchgate Rd	👍 👍 👍	174	GRND	27/08/2016	New	£51.72/fri	Asking
 61 Broad Park Rd	👍 👍 👍	1,645	GRND	03/08/2016	New	£5.53/iri	Effective
 104 Remembrance Rd	👍 👍	1,409	GRND,1	02/08/2016	New	£13.84/fri	Asking
 347 Tile Hill Ln	👍 👍 👍	2,158	GRND,1	02/08/2016	New	£9.46/fri	Effective
 Stoney Stanton Rd	👍 👍	4,996	GRND	10/06/2016	New	-	-
 Phoenix Way	👍 👍 👍	4,045	GRND	08/06/2016	New	£10.83/fri	Effective
 Phoenix Way	👍 👍 👍	4,000	GRND	08/06/2016	New	£10.83/fri	Effective
 Warwickshire Shopping... Donnybrook Dr	👍 👍 👍	10,172	GRND	01/06/2016	New	£13.20/fri	Effective
 Cannon Park Shopping... Lynchgate Rd	👍 👍 👍	700	GRND	01/06/2016	New	£35.71/fri	Asking
 2 Shelton Sq	👍 👍	1,444	1st	30/05/2016	New	£4.99/fri	Asking
 Stoney Stanton Rd	👍 👍 👍	850	GRND	10/05/2016	New	£30.00/fri	Achieved
 44 Holbrook Ln	👍 👍	547	GRND	06/05/2016	New	£13.26/fri	Effective
 Former Maxims Casino Tile Hill Ln	👍 👍	11,916	GRND,1-4	29/04/2016	New	£4.20/fri	Asking
 Stoney Stanton Rd	👍 👍 👍	1,750	GRND	15/04/2016	New	£30.50	Achieved
 Cannon Park Shopping... Lynchgate Rd	👍 👍 👍	215	GRND	01/04/2016	New	£30.23/fri	Asking

# Lease Comps Summary

## Lease Comps Report

Property Name - Address	Rating	SF Leased	Lease		Type	Rents	
			Floor	Sign Date		Rent	Rent Type
 27 Princethorpe Way	▶ ▶ ▶	1,271	GRND	01/04/2016	New	£7.08/fri	Effective
 Warwickshire Shopping... Donnybrook Dr	▶ ▶ ▶ ▶	5,000	GRND	31/03/2016	New	£25.92	Effective
 8 Holbrook Ln	▶ ▶ ▶	1,220	BSMT,G...	24/03/2016	New	£8.83/fri	Effective
 Former Mumbai Blue Birmingham Rd	▶ ▶ ▶	2,239	BSMT,G...	18/03/2016	New	£6.70/fri	Effective
 38 Jubilee Cres	▶ ▶ ▶ ▶	701	GRND	15/03/2016	New	£16.83/fri	Effective
 134A Walsgrave Rd	▶ ▶ ▶	510	GRND	01/03/2016	New	-	-
 146 Walsgrave Rd	▶ ▶ ▶	651	GRND,1	01/03/2016	New	-	-
 Warwickshire Shopping... Donnybrook Dr	▶ ▶ ▶	667	GRND	26/02/2016	New	£26.60	Effective

# Lease Comps Summary

Deals

**99**

Asking Rent Per SF

**£12.14**

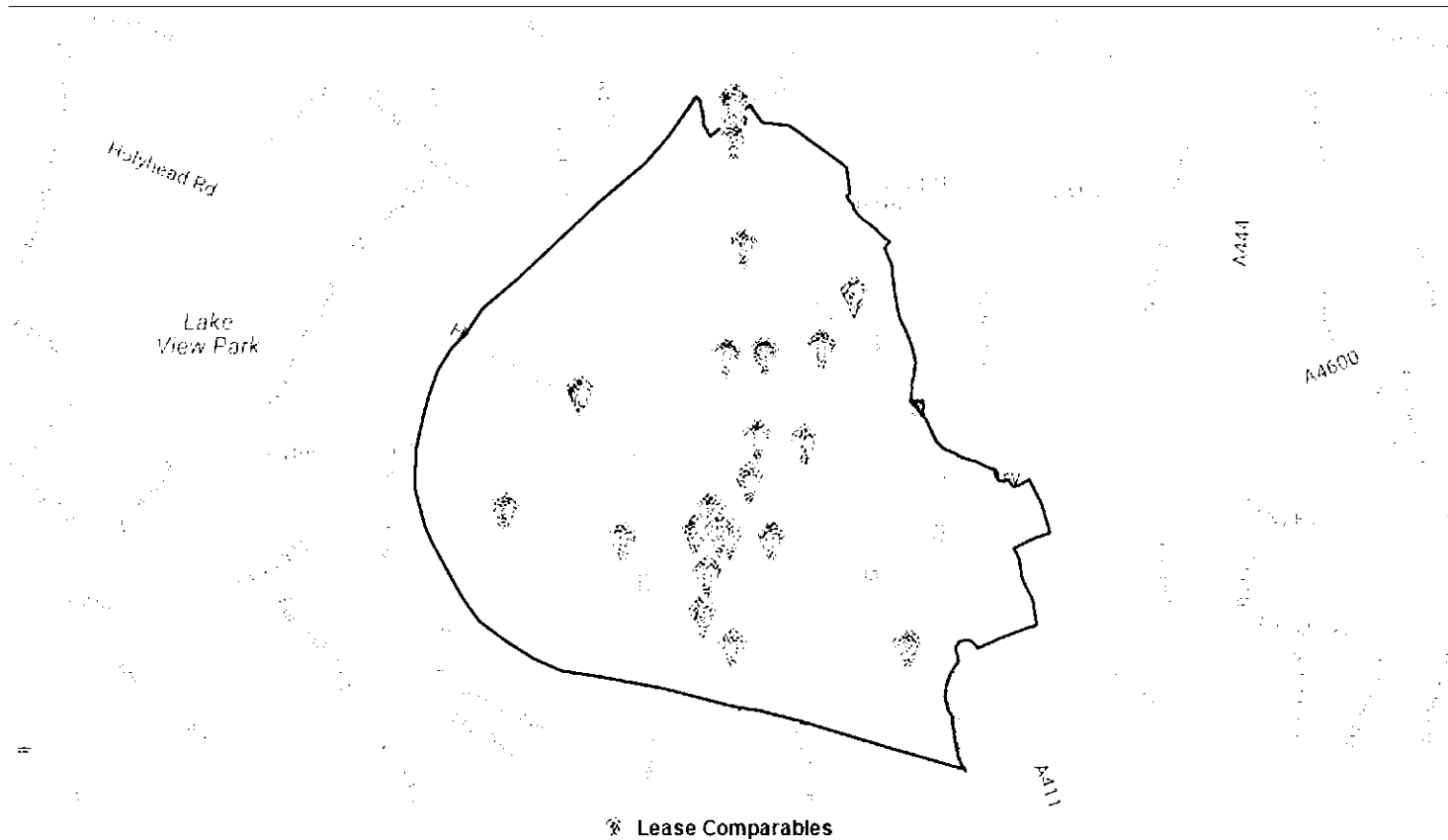
Achieved Rent Per SF

**£11.89**

Avg. Months On Market

**18**

## TOP 50 LEASE COMPARABLES
























## SUMMARY STATISTICS

Rent	Deals	Low	Average	Median	High
Asking Rent Per SF	74	£3.31	£12.14	£9.08	£21.50
Achieved Rent Per SF	69	£3.12	£11.89	£9.00	£22.00
Net Effective Rent Per SF	60	£2.32	£11.76	£8.34	£22.00
Asking Rent Discount	52	-75.0%	9.2%	3.6%	55.6%
TI Allowance	-	-	-	-	-
Rent Free Months	48	0	2	3	9
Lease Attributes	Deals	Low	Average	Median	High
Months on Market	84	1	18	9	94
Deal Size	99	89	3,875	1,031	140,000
Lease Deal in Years	71	0.5	4.2	3.0	25.0
Floor Number	99	LL	1	1	10






















# Lease Comps Summary

## Lease Comps Report

Property Name - Address	Rating	SF Leased	Lease		Type	Rents	
			Floor	Sign Date		Rent	Rent Type
 Steeple House Percy St	↗ ↘	156	1st	08/08/2017	New	£21.50	Asking
 Steeple House Percy St	↗ ↘	138	1st	08/08/2017	New	£21.50	Asking
 Steeple House Percy St	↗ ↘	276	1st	08/08/2017	New	£21.50	Asking
 Steeple House Percy St	↗ ↘	135	1st	08/08/2017	New	£21.50	Asking
 Steeple House Percy St	↗ ↘	135	1st	08/08/2017	New	£21.50	Asking
 Holt Court Greyfriars Rd	↗ ↘ ↗	1,710	1st	02/07/2017	New	£12.28	Asking
 One Friargate Station Sq	↗ ↘ ↗ ↘	22,500	2-3	01/06/2017	New	£22.00	Effective
 Faraday House Electric Wharf	↗ ↘	313	2nd	03/05/2017	New	£15.00/fri	Effective
 Palmer House 18-23 The Burges	↗ ↘	170	2nd	28/04/2017	New	£4.41	Effective
 Edison Buildings Sandy Ln	↗ ↘	567	GRND	31/03/2017	New	£13.23/fri	Asking
 Palmer House 18-23 The Burges	↗ ↘	98	1st	13/03/2017	New	£5.70	Effective
 Palmer House 18-23 The Burges	↗ ↘	89	1st	11/03/2017	New	£5.02	Effective
 Palmer House 18-23 The Burges	↗ ↘	130	1st	22/02/2017	New	£5.96/fri	Effective
 Norton House Bird St	↗ ↘ ↗	2,736	GRND,1	21/02/2017	New	£5.48/fri	Asking
 Palmer House 18-23 The Burges	↗ ↘	288	1st	09/02/2017	New	£2.32	Effective
 3 Manor Ter	↗ ↘ ↗	588	2nd	01/02/2017	New	£10.20	Effective
 Palmer House 18-23 The Burges	↗ ↘	105	1st	30/01/2017	New	£7.09	Effective
 60 Hertford St	↗ ↘ ↗	3,299	GRND,1-2	23/01/2017	New	£12.75	Effective
 329-333 Broadgate House	↗ ↘	6,157	2nd	13/01/2017	New	£2.93/iro	Effective
 4-6 Hay Ln	↗ ↘	992	1st	13/01/2017	New	£9.07/iri	Effective
 Palmer House 18-23 The Burges	↗ ↘	148	1st	12/12/2016	New	£8.00	Asking

# Lease Comps Summary

## Lease Comps Report

Property Name - Address	Rating	SF Leased	Lease		Type	Rents	
			Floor	Sign Date		Rent	Rent Type
 Manor Court Manor House Dr	👍 👍 👍	1,956	GRND,1	07/12/2016	Renewal	£8.00	Achieved
 Canal Side House Sandy Ln	👍 👍 👍	567	GRND	01/12/2016	New	-	-
 John Sinclair House St Nicholas St	👍 👍 👍	1,037	1st	23/11/2016	New	£6.75/iri	Achieved
 Kings Chambers Queens Rd	👍 👍 👍	2,412	GRND,1-2	16/11/2016	New	£9.45	Effective
 Steeple House Percy St	👍 👍	166	1st	07/11/2016	New	£21.50	Asking
 Faraday House Electric Wharf	👍 👍	332	1st	03/11/2016	New	£15.00/fri	Effective
 Faraday House Electric Wharf	👍 👍	308	1st	01/11/2016	New	£15.00/fri	Effective
 Steeple House Percy St	👍 👍	164	1st	01/11/2016	New	£21.34	Effective
 New Oxford House 161-163 Corporation St	👍 👍	2,640	GRND	01/10/2016	New	£9.47/fri	Effective
 Manor Court Manor House Dr	👍 👍 👍	1,452	GRND	01/10/2016	Renewal	£7.75/fri	Achieved
 The Reform Club 5 Warwick Row	👍 👍 👍	374	GRND	15/09/2016	New	£7.50	Asking
 The Old Fire Station Hales St	👍 👍 👍	5,187	1st	01/09/2016	New	-	-
 Friars House Manor House Dr	👍 👍 👍	6,808	1st	31/08/2016	New	£15.00/fri	Asking
 Friars House Manor House Dr	👍 👍 👍	3,656	2nd	31/08/2016	New	£15.00	Asking
 Palmer House 18-23 The Burges	👍 👍	97	2nd	03/08/2016	New	£14.00/iro	Effective
 Palmer House 18-23 The Burges	👍 👍	170	1st	03/08/2016	New	£9.50	Achieved
 Kings Chambers Queens Rd	👍 👍 👍	1,659	GRND,1-2	20/07/2016	New	£11.75/fri	Effective
 Palmer House 18-23 The Burges	👍 👍	130	2nd	15/07/2016	New	£8.00/iro	Asking
 Park House Station Sq	👍 👍 👍	2,476	2nd	01/07/2016	New	£5.65/fri	Effective
 Kings Chambers Queens Rd	👍 👍 👍	1,480	GRND	18/06/2016	New	£9.90/fri	Effective
 Steeple House Percy St	👍 👍	166	1st	16/06/2016	New	£21.50	Asking

# Lease Comps Summary

## Lease Comps Report

Property Name - Address	Rating	SF Leased	Lease		Type	Rents	
			Floor	Sign Date		Rent	Rent Type
 The Old College Butts Rd	↘ ↘ ↘ ↘	22,291	1st	09/06/2016	New	£16.50/fri	Asking
 Park House Station Sq	↘ ↘ ↘	5,141	1st	03/06/2016	New	£7.01/fri	Effective
 3 Manor Ter	↘ ↘ ↘	658	GRND	01/06/2016	New	-	-
 3 Manor Ter	↘ ↘ ↘	692	1st	01/04/2016	New	£8.49/fri	Effective
 Park House Station Sq	↘ ↘ ↘	2,272	GRND	14/03/2016	New	£8.00/fri	Asking
 Steeple House Percy St	↘ ↘	156	GRND	10/03/2016	New	£19.25	Effective
 Cheetah Rd	↘ ↘ ↘	2,087	GRND	01/03/2016	New	£20.36/fri	Achieved
 6 The Quadrant	↘ ↘	964	1st	01/03/2016	New	£12.45	Asking

# Lease Comps Summary

Deals

**185**

Asking Rent Per SF

**£12.30**

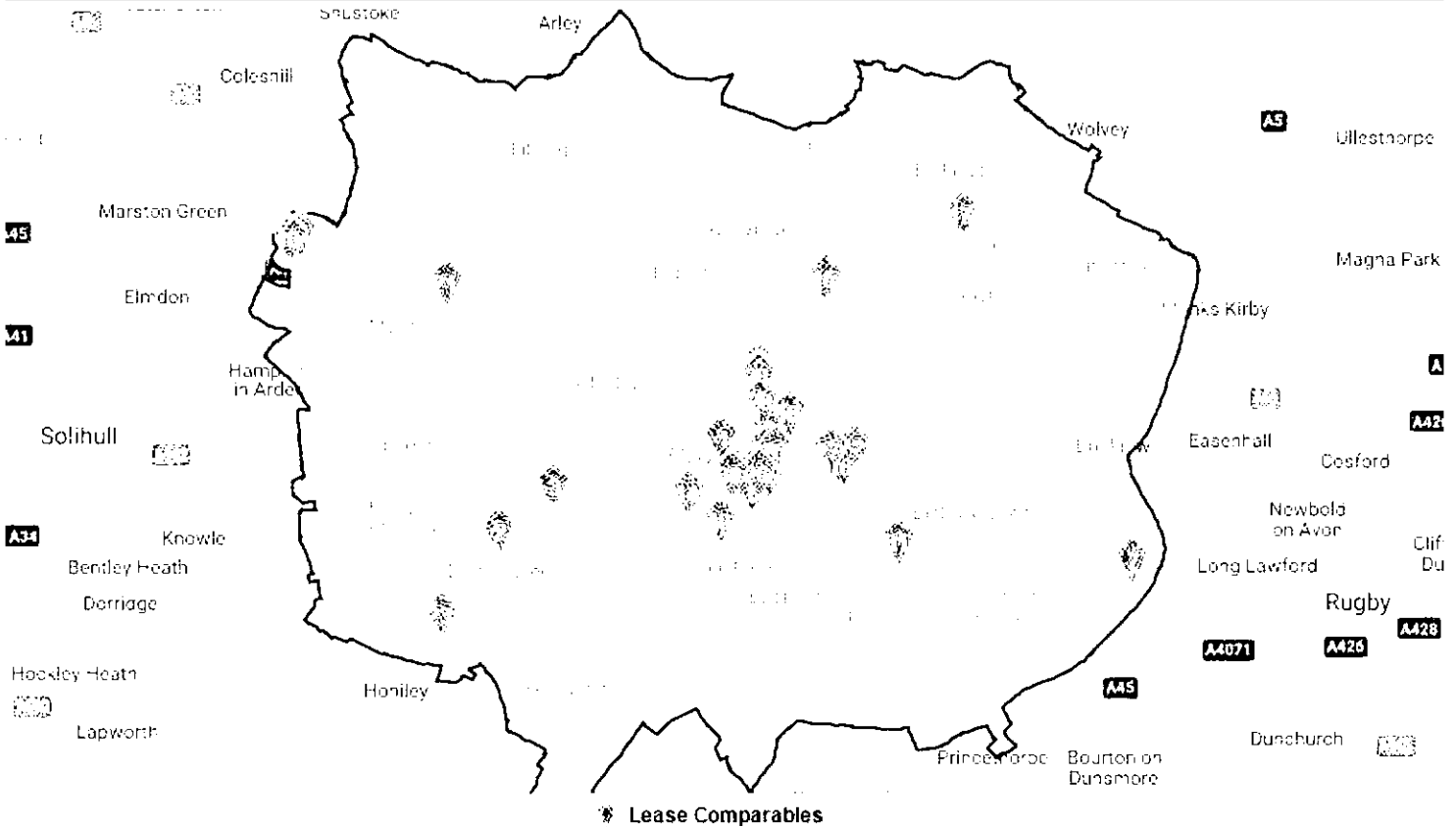
Achieved Rent Per SF

**£12.47**

Avg. Months On Market

**18**

## TOP 50 LEASE COMPARABLES
























## SUMMARY STATISTICS

Rent	Deals	Low	Average	Median	High
Asking Rent Per SF	143	£3.31	£12.30	£10.97	£21.50
Achieved Rent Per SF	123	£3.12	£12.47	£9.64	£22.20
Net Effective Rent Per SF	105	£2.32	£12.28	£9.80	£22.20
Asking Rent Discount	95	-75.0%	8.9%	0.6%	55.6%
TI Allowance	-	-	-	-	-
Rent Free Months	88	0	2	2	12
Lease Attributes	Deals	Low	Average	Median	High
Months on Market	157	1	18	10	137
Deal Size	185	89	3,451	1,086	140,000
Lease Deal in Years	125	0.5	4.4	3.0	25.0
Floor Number	184	LL	1	1	10
























# Lease Comps Summary

## Lease Comps Report

Property Name - Address	Rating	SF Leased	Lease		Type	Rents	
			Floor	Sign Date		Rent	Rent Type
 Steeple House Percy St	↗ ↘	156	1st	08/08/2017	New	£21.50	Asking
 Steeple House Percy St	↗ ↘	138	1st	08/08/2017	New	£21.50	Asking
 Steeple House Percy St	↗ ↘	276	1st	08/08/2017	New	£21.50	Asking
 Steeple House Percy St	↗ ↘	135	1st	08/08/2017	New	£21.50	Asking
 Steeple House Percy St	↗ ↘	135	1st	08/08/2017	New	£21.50	Asking
 169 Torrington Ave	↗ ↘ ↙	135	1st	08/08/2017	New	£14.81/fri	Asking
 169 Torrington Ave	↗ ↘ ↙	732	1st	08/08/2017	New	£11.61/fri	Asking
 169 Torrington Ave	↗ ↘ ↙	300	1st	08/08/2017	New	£13.33/fri	Asking
 Elliott Court Herald Ave	↗ ↘	4,702	1st	24/07/2017	New	-	-
 Holt Court Greyfriars Rd	↗ ↘ ↙	1,710	1st	02/07/2017	New	£12.28	Asking
 Elm Ct	↗ ↘	2,434	GRND,1	17/06/2017	New	£11.50	Effective
 One Friargate Station Sq	↗ ↘ ↙ ↘	22,500	2-3	01/06/2017	New	£22.00	Effective
 Progress Way	↗ ↘ ↙	2,135	GRND,1	31/05/2017	New	£8.89/fri	Effective
 Faraday House Electric Wharf	↗ ↘	313	2nd	03/05/2017	New	£15.00/fri	Effective
 Palmer House 18-23 The Burges	↗ ↘	170	2nd	28/04/2017	New	£4.41	Effective
 Villiers Court Copse Dr	↗ ↘ ↙	3,129	1st	19/04/2017	New	-	-
 Fargo Studios Grafton St	↗ ↘ ↙	586	1st	31/03/2017	New	£9.81	Asking
 4 Harnall Row	↗ ↘ ↙ ↘	404	GRND	31/03/2017	New	£18.56/fri	Asking
 Edison Buildings Sandy Ln	↗ ↘	567	GRND	31/03/2017	New	£13.23/fri	Asking
 69 Albany Rd	↗ ↘	1,175	1st	20/03/2017	New	£10.64	Asking
 Palmer House 18-23 The Burges	↗ ↘	98	1st	13/03/2017	New	£5.70	Effective






# Lease Comps Summary

## Lease Comps Report

Property Name - Address	Rating	SF Leased	Lease		Type	Rents	
			Floor	Sign Date		Rent	Rent Type
 Palmer House 18-23 The Burges	👍 👍	89	1st	11/03/2017	New	£5.02	Effective
 396 Foleshill Rd	👍 👍 👍	1,762	1-2	01/03/2017	New	£11.36/fri	Asking
 132 Gulson Rd	👍 👍	943	GRND,1-2	01/03/2017	New	£7.42/fri	Achieved
 Progress Way	👍 👍 👍	906	GRND	01/03/2017	Renewal	£11.45	Achieved
 Former Police Station Roseberry Ave	👍 👍	367	GRND	01/03/2017	New	£5.45/iri	Effective
 Palmer House 18-23 The Burges	👍 👍	130	1st	22/02/2017	New	£5.96/fri	Effective
 Norton House Bird St	👍 👍 👍	2,736	GRND,1	21/02/2017	New	£5.48/fri	Asking
 Rear of 8 Spencer Rd	👍 👍	394	GRND	21/02/2017	New	£19.04/fri	Achieved
 Palmer House 18-23 The Burges	👍 👍	288	1st	09/02/2017	New	£2.32	Effective
 3 Manor Ter	👍 👍 👍	588	2nd	01/02/2017	New	£10.20	Effective
 Birmingham Rd	👍 👍 👍	5,060	GRND,1	31/01/2017	New	£16.30/fri	Effective
 Palmer House 18-23 The Burges	👍 👍	105	1st	30/01/2017	New	£7.09	Effective
 Villiers Court Copse Dr	👍 👍 👍	3,164	GRND	27/01/2017	New	£13.87/fri	Effective
 Progress Way	👍 👍 👍	1,175	1st	25/01/2017	New	£10.07/fri	Asking
 Progress Way	👍 👍 👍	960	GRND	24/01/2017	New	£10.07/fri	Asking
 60 Hertford St	👍 👍 👍	3,299	GRND,1-2	23/01/2017	New	£12.75	Effective
 Ensign Business Centre Westwood Way	👍 👍 👍	612	GRND	19/01/2017	New	£11.35/fri	Effective
 329-333 Broadgate House	👍 👍	6,157	2nd	13/01/2017	New	£2.93/iro	Effective
 4-6 Hay Ln	👍 👍	992	1st	13/01/2017	New	£9.07/iri	Effective
 Palmer House 18-23 The Burges	👍 👍	148	1st	12/12/2016	New	£8.00	Asking
 Manor Court Manor House Dr	👍 👍 👍	1,956	GRND,1	07/12/2016	Renewal	£8.00	Achieved

# Lease Comps Summary

## Lease Comps Report

Property Name - Address	Rating	SF Leased	Lease		Type	Rents	
			Floor	Sign Date		Rent	Rent Type
 6 Harnall Row	▶ ▶ ▶	5,000	1st	01/12/2016	New	-	-
 Canal Side House Sandy Ln	▶ ▶ ▶	567	GRND	01/12/2016	New	-	-
 Ensign Business Centre Westwood Way	▶ ▶ ▶	590	GRND	01/12/2016	New	£11.44/fri	Asking
 Ensign Business Centre Westwood Way	▶ ▶ ▶	590	GRND	25/11/2016	New	£11.79/fri	Achieved
 John Sinclair House St Nicholas St	▶ ▶ ▶	1,037	1st	23/11/2016	New	£6.75/iri	Achieved
 Kings Chambers Queens Rd	▶ ▶ ▶	2,412	GRND,1-2	16/11/2016	New	£9.45	Effective
 Pinley House 2 Sunbeam Way	▶ ▶ ▶ ▶	15,589	1st	15/11/2016	New	£16.25	Asking
 Steeple House Percy St	▶ ▶	166	1st	07/11/2016	New	£21.50	Asking

# Lease Comps Summary

Deals

**87**

Asking Rent Per SF

**£12.28**

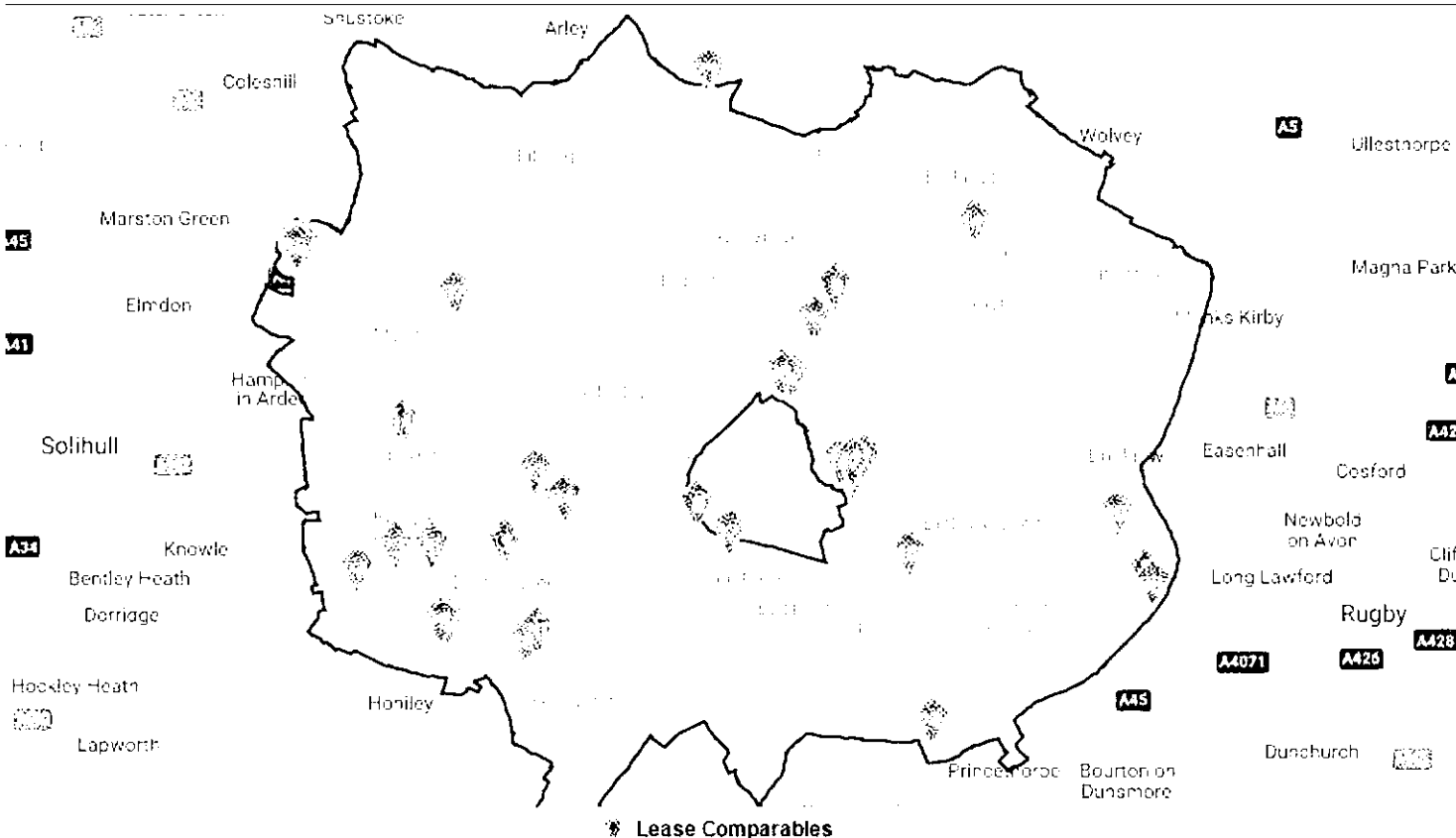
Achieved Rent Per SF

**£12.90**

Avg. Months On Market

**18**

## TOP 50 LEASE COMPARABLES
























## SUMMARY STATISTICS

Rent	Deals	Low	Average	Median	High
Asking Rent Per SF	70	£4.95	£12.28	£11.44	£19.00
Achieved Rent Per SF	55	£4.95	£12.90	£11.43	£22.20
Net Effective Rent Per SF	46	£4.95	£12.67	£11.33	£22.20
Asking Rent Discount	44	-38.6%	7.9%	0.0%	48.0%
TI Allowance	-	-	-	-	-
Rent Free Months	41	0	2	0	12
Lease Attributes	Deals	Low	Average	Median	High
Months on Market	74	1	18	11	137
Deal Size	87	135	2,982	1,156	50,502
Lease Deal in Years	55	1.0	4.8	5.0	15.0
Floor Number	86	BSMT	GRND	GRND	2






















# Lease Comps Summary

## Lease Comps Report

Property Name - Address	Rating	SF Leased	Lease		Type	Rents	
			Floor	Sign Date		Rent	Rent Type
 169 Torrington Ave	▶ ▶ ▶	135	1st	08/08/2017	New	£14.81/fri	Asking
 169 Torrington Ave	▶ ▶ ▶	732	1st	08/08/2017	New	£11.61/fri	Asking
 169 Torrington Ave	▶ ▶ ▶	300	1st	08/08/2017	New	£13.33/fri	Asking
 Elliott Court Herald Ave	▶ ▶	4,702	1st	24/07/2017	New	-	-
 Elm Ct	▶ ▶	2,434	GRND,1	17/06/2017	New	£11.50	Effective
 Progress Way	▶ ▶ ▶	2,135	GRND,1	31/05/2017	New	£8.89/fri	Effective
 Villiers Court Copse Dr	▶ ▶ ▶	3,129	1st	19/04/2017	New	-	-
 Fargo Studios Grafton St	▶ ▶ ▶	586	1st	31/03/2017	New	£9.81	Asking
 4 Harnall Row	▶ ▶ ▶ ▶	404	GRND	31/03/2017	New	£18.56/fri	Asking
 69 Albany Rd	▶ ▶	1,175	1st	20/03/2017	New	£10.64	Asking
 396 Foleshill Rd	▶ ▶ ▶	1,762	1-2	01/03/2017	New	£11.36/fri	Asking
 132 Gulson Rd	▶ ▶	943	GRND,1-2	01/03/2017	New	£7.42/fri	Achieved
 Progress Way	▶ ▶ ▶	906	GRND	01/03/2017	Renewal	£11.45	Achieved
 Former Police Station Roseberry Ave	▶ ▶	367	GRND	01/03/2017	New	£5.45/iri	Effective
 Rear of 8 Spencer Rd	▶ ▶	394	GRND	21/02/2017	New	£19.04/fri	Achieved
 Birmingham Rd	▶ ▶ ▶	5,060	GRND,1	31/01/2017	New	£16.30/fri	Effective
 Villiers Court Copse Dr	▶ ▶ ▶	3,164	GRND	27/01/2017	New	£13.87/fri	Effective
 Progress Way	▶ ▶ ▶	1,175	1st	25/01/2017	New	£10.07/fri	Asking
 Progress Way	▶ ▶ ▶	960	GRND	24/01/2017	New	£10.07/fri	Asking
 Ensign Business Centre Westwood Way	▶ ▶ ▶	612	GRND	19/01/2017	New	£11.35/fri	Effective
 6 Harnall Row	▶ ▶ ▶	5,000	1st	01/12/2016	New	-	-

# Lease Comps Summary

## Lease Comps Report

Property Name - Address	Rating	SF Leased	Lease		Type	Rents	
			Floor	Sign Date		Rent	Rent Type
 Ensign Business Centre Westwood Way	👍 👍 👍	590	GRND	01/12/2016	New	£11.44/fri	Asking
 Ensign Business Centre Westwood Way	👍 👍 👍	590	GRND	25/11/2016	New	£11.79/fri	Achieved
 Pinley House 2 Sunbeam Way	👍 👍 👍 👍	15,589	1st	15/11/2016	New	£16.25	Asking
 121-124 Far Gosford St	👍 👍 👍	795	GRND	04/11/2016	New	£17.61	Effective
 Viscount Centre D Millburn Hill Rd	👍 👍 👍	3,740	GRND	23/09/2016	New	-	-
 Fargo Studios Grafton St	👍 👍 👍	1,023	GRND	01/09/2016	New	£10.26	Asking
 Orchard Ct	👍 👍	1,896	1st	01/09/2016	New	£14.61/fri	Effective
 The Vanguard Centre Sir William Lyons Rd	👍 👍	2,385	GRND	01/09/2016	New	£14.50	Asking
 Ashbrook Court Central Blvd	👍 👍 👍	50,502	GRND,1-2	01/07/2016	New	£15.25/fri	Effective
 Ensign Business Centre Westwood Way	👍 👍 👍	583	GRND	01/07/2016	New	£9.95/fri	Effective
 138 Foleshill Rd	👍 👍	2,572	BSMT,G...	17/06/2016	New	£7.17/fri	Effective
 Parbrook Close	👍 👍 👍	3,344	GRND	01/06/2016	New	£7.48	Asking
 Rowley House Rowley Dr	👍 👍	14,065	GRND	01/06/2016	New	£6.04/fri	Asking
 Enterprise House Courtaulds Way	👍 👍 👍	412	1st	25/05/2016	New	£18.00	Asking
 207-209 Torrington Ave	👍 👍	428	1st	25/05/2016	New	£5.84/iro	Effective
 Ensign Business Centre Westwood Way	👍 👍 👍	579	GRND	24/05/2016	New	£10.02/fri	Effective
 10 Falkland Close	👍 👍 👍	4,544	GRND	11/04/2016	New	£4.95/fri	Effective
 Torwood Close	👍 👍	1,240	GRND,1	01/04/2016	New	£11.90/fri	Effective
 Torwood Close	👍 👍	1,156	GRND,1	01/04/2016	New	£12.00/fri	Asking
 The Cable Yard Electric Wharf	👍 👍 👍	1,137	2nd	31/03/2016	New	£12.31/fri	Effective
 Systems House 431 Broad Ln	👍 👍	1,636	1st	08/03/2016	New	£8.56/iri	Effective

# Lease Comps Summary

## Lease Comps Report

Property Name - Address	Rating	SF Leased	Lease		Type	Rents	
			Floor	Sign Date		Rent	Rent Type
 Unit 3 Elm Court Meriden Business Park	↗ ↘	2,226	GRND	29/02/2016	New	£9.41/fri	Effective
 135-137 Broad Ln	↗ ↘	6,052	GRND	25/02/2016	New	£9.80/fri	Effective
 Elliott Court Herald Ave	↗ ↘ ↙	1,533	1st	01/02/2016	New	-	-
 Elliott Court Herald Ave	↗ ↘	4,490	Unkwn	21/12/2015	New	£15.25	Asking
 3 Villiers Ct	↗ ↘ ↙	1,260	GRND	16/12/2015	New	£12.00/fri	Effective
 207-209 Torrington Ave	↗ ↘	375	GRND	08/12/2015	New	£6.10/iro	Effective
 Brandon Court Progress Way	↗ ↘ ↙	3,520	GRND	01/12/2015	New	£11.30/fri	Effective
 Birmingham Rd	↗ ↘ ↙	3,717	GRND	30/10/2015	New	£14.26/fri	Effective

# Lease Comps Summary

Deals

**4**

Asking Rent Per SF

**£4.00**

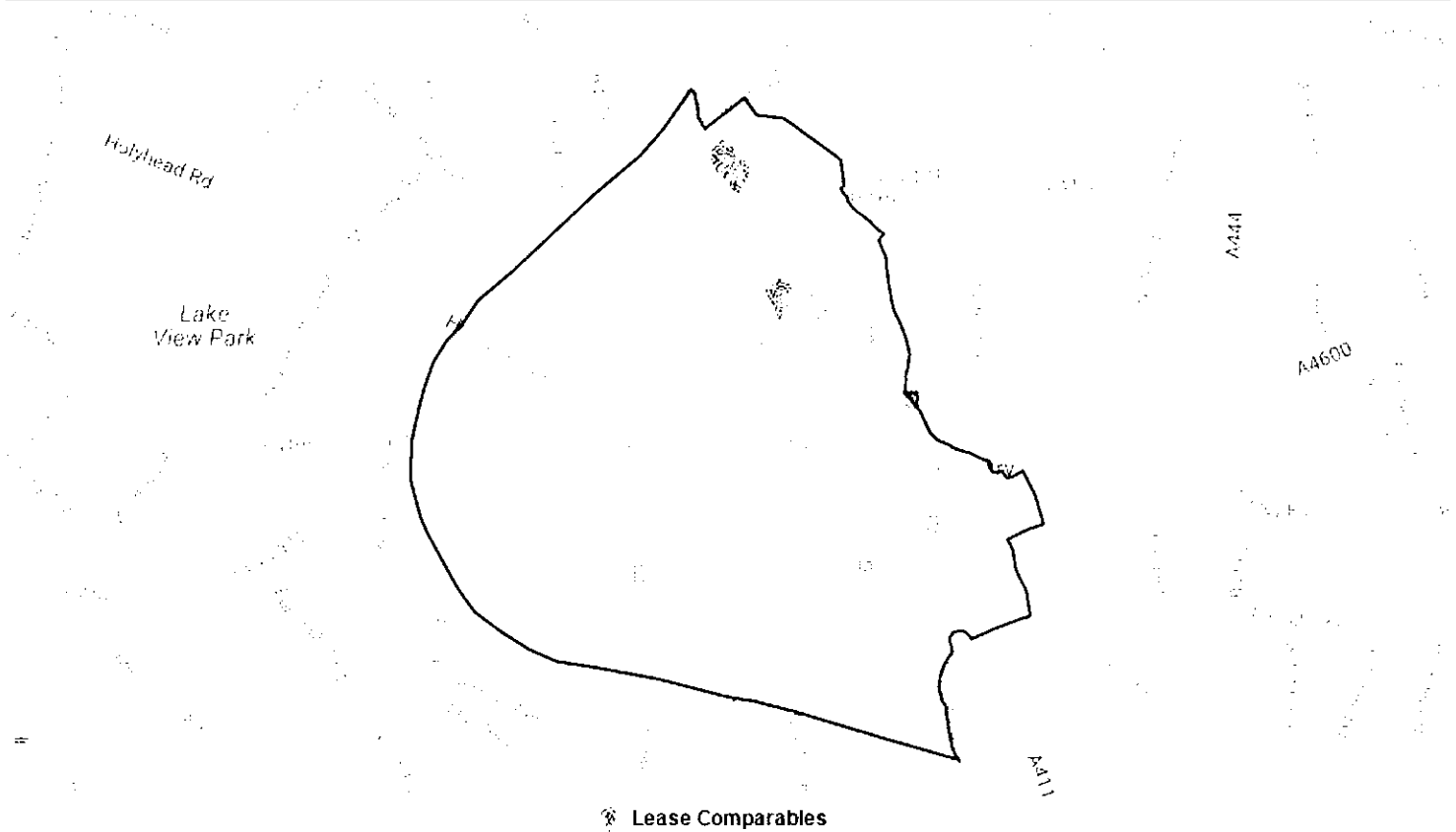
Achieved Rent Per SF

**£2.86**

Avg. Months On Market

**3**

## LEASE COMPARABLES



## SUMMARY STATISTICS

Rent	Deals	Low	Average	Median	High
Asking Rent Per SF	2	£4.00	£4.00	£4.00	£4.00
Achieved Rent Per SF	3	£2.08	£2.86	£3.00	£3.58
Net Effective Rent Per SF	2	£2.73	£2.94	£3.07	£3.40
Asking Rent Discount	1	48.0%	48.0%	48.0%	48.0%
TI Allowance	-	-	-	-	-
Rent Free Months	2	3	3	3	3





  

Lease Attributes	Deals	Low	Average	Median	High
Months on Market	3	1	3	1	6
Deal Size	4	4,468	11,367	8,000	25,000
Lease Deal in Years	3	1.5	3.5	3.0	6.0
Floor Number	4	GRND	GRND	GRND	GRND



# Lease Comps Summary

## Lease Comps Report

Property Name - Address	Rating	SF Leased	Lease		Type	Rents	
			Floor	Sign Date		Rent	Rent Type
 Sandy Ln	↗ ↘	6,000	GRND	16/06/2016	New	£2.08/fri	Achieved
 Sandy Ln	↗ ↘	25,000	GRND	11/04/2016	New	£4.00/fri	Asking
 Sandy Ln	↗ ↘	10,000	GRND	24/05/2015	New	£2.73/fri	Effective
 Jesson House Tower St	↗ ↘	4,468	GRND	31/03/2015	New	£3.40/fri	Effective

# Lease Comps Summary

Deals

**32**

Asking Rent Per SF

**£5.17**

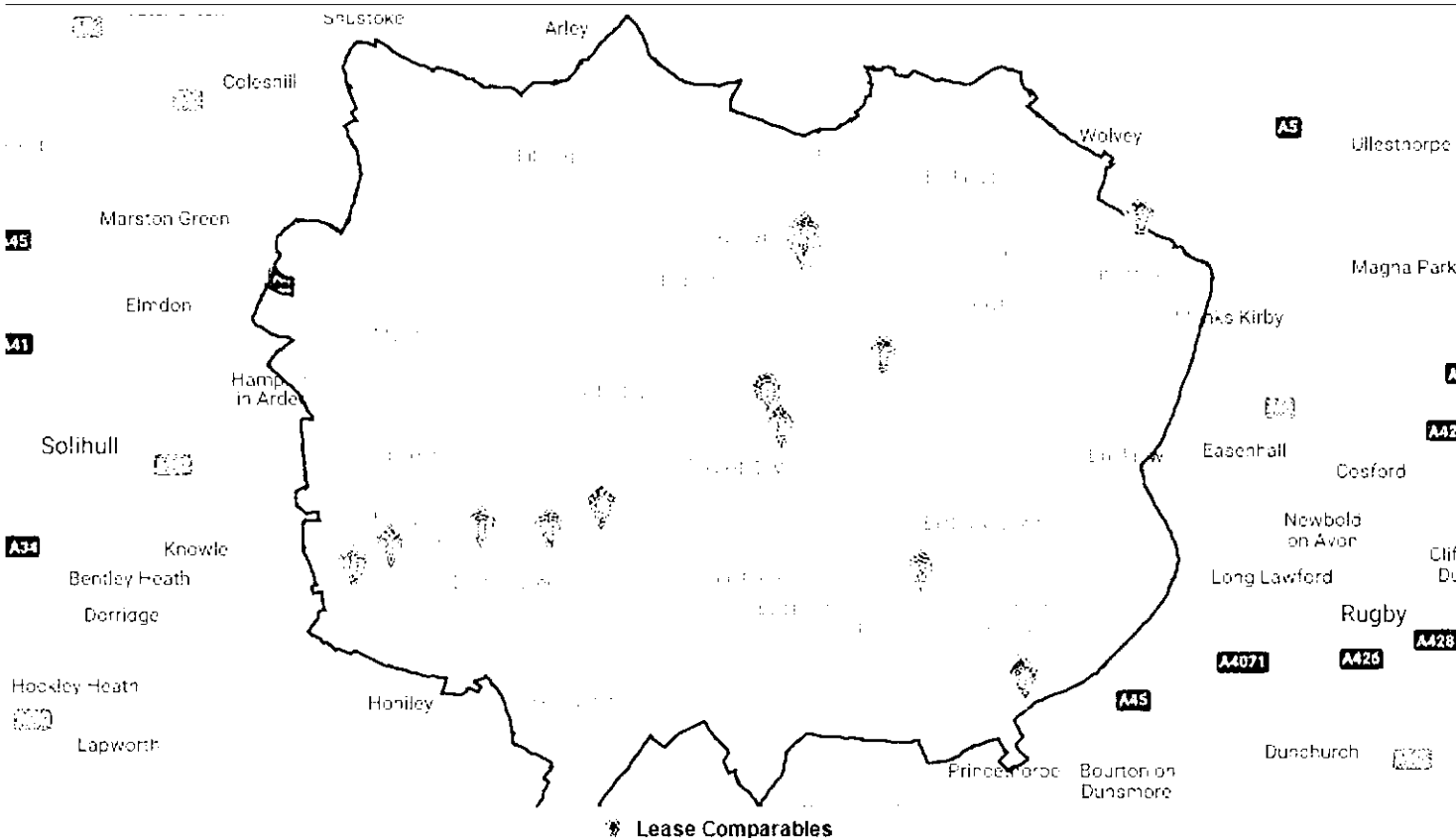
Achieved Rent Per SF

**£4.87**

Avg. Months On Market

**16**

## LEASE COMPARABLES
























## SUMMARY STATISTICS

Rent	Deals	Low	Average	Median	High
Asking Rent Per SF	26	£2.75	£5.17	£5.75	£10.00
Achieved Rent Per SF	22	£2.08	£4.87	£5.53	£10.00
Net Effective Rent Per SF	21	£2.73	£5.41	£5.30	£9.67
Asking Rent Discount	17	-11.1%	1.6%	0.0%	48.0%
TI Allowance	-	-	-	-	-
Rent Free Months	20	0	3	3	6
Lease Attributes	Deals	Low	Average	Median	High
Months on Market	28	1	16	11	62
Deal Size	32	265	15,280	2,500	228,867
Lease Deal in Years	23	1.0	5.9	3.0	10.0
Floor Number	31	GRND	GRND	GRND	MEZZ



# Lease Comps Summary

## Lease Comps Report

Property Name - Address	Rating	SF Leased	Lease		Type	Rents	
			Floor	Sign Date		Rent	Rent Type
 Lockhurst Lane Brg	↘ ↘	950	GRND	05/07/2017	New	£3.00/iro	Asking
 Block 2 Pilot Dr	↘ ↘ ↘	2,500	GRND	04/07/2017	New	£10.00	Asking
 Block 2 Pilot Dr	↘ ↘ ↘	2,500	GRND	01/07/2017	New	£10.00	Asking
 Block 4 Pilot Dr	↘ ↘ ↘	2,500	GRND	01/04/2017	New	£9.67	Effective
 Block 4 Pilot Dr	↘ ↘ ↘	5,000	GRND	02/03/2017	New	£9.35	Effective
 Holbrook Lane Bridge	↘	2,148	GRND	08/01/2017	New	£4.30/iro	Effective
 Holbrook Ln	↘ ↘	1,390	GRND	01/10/2016	New	£6.47/fri	Asking
 Block 2 Pilot Dr	↘ ↘ ↘	5,000	GRND	01/10/2016	New	£9.35/fri	Effective
 Block 1 Pilot Dr	↘ ↘ ↘	5,500	GRND	01/10/2016	New	£9.35	Effective
 Block 4 Pilot Dr	↘ ↘ ↘	2,500	GRND	01/10/2016	New	£9.35/fri	Effective
 Block 2 Pilot Dr	↘ ↘ ↘	2,500	Unkwn	01/07/2016	New	£10.00	Asking
 Sandy Ln	↘ ↘	6,000	GRND	16/06/2016	New	£2.08/fri	Achieved
 Lockhurst Lane Brg	↘ ↘	1,142	GRND	03/05/2016	New	£5.49/iro	Effective
 Sandy Ln	↘ ↘	25,000	GRND	11/04/2016	New	£4.00/fri	Asking
 Dolomite Ave	↘ ↘ ↘	68,426	GRND,1...	26/02/2016	New	£5.26	Asking
 Torrington Ave	↘ ↘ ↘	38,059	GRND,1	02/02/2016	New	£3.50	Asking
 Red Ln	↘ ↘ ↘	2,286	GRND	04/12/2015	New	£7.81	Effective
 Holbrook Lane Bridge	↘	790	GRND	11/11/2015	New	£3.80/iro	Effective
 Kingswood Close	↘ ↘ ↘	1,516	GRND	01/10/2015	New	£5.64/fri	Effective
 Chiltern House Wheler Rd	↘ ↘ ↘	32,540	GRND,1	30/09/2015	New	£4.14/fri	Effective
 6 Padstow Rd	↘ ↘	9,104	GRND,1	14/07/2015	New	£3.84/fri	Effective

# Lease Comps Summary

## Lease Comps Report

Property Name - Address	Rating	SF Leased	Lease		Type	Rents	
			Floor	Sign Date		Rent	Rent Type
 Red Ln	↖ ↗	4,170	GRND	03/07/2015	New	£8.13	Effective
 Sandy Ln	↖ ↗	10,000	GRND	24/05/2015	New	£2.73/fri	Effective
 Lockhurst Lane Brg	↖ ↗	889	GRND	01/05/2015	New	£5.57/iro	Effective
 7A Kingswood Close	↖ ↗	1,347	GRND	29/04/2015	New	£5.30/fri	Effective
 Triangle North Vw	↖ ↗ ↘	228,867	GRND	01/04/2015	New	-	-
 Holbrook Lane Bridge	↖	265	GRND	31/03/2015	New	£4.02/iro	Effective
 Jesson House Tower St	↖ ↗	4,468	GRND	31/03/2015	New	£3.40/fri	Effective
 Holbrook Lane Rd	↖	790	GRND	23/02/2015	New	£3.35/iro	Effective
 7B Kingswood Close	↖ ↗	1,353	GRND	16/12/2014	New	£5.28/fri	Effective
 Site 2 Falkland Close	↖ ↗	10,661	GRND,...	01/11/2014	New	£2.75	Asking
 Spitfire Close	↖ ↗	8,800	GRND,...	28/08/2014	New	£5.22	Effective

# Lease Comps Summary

Deals

**28**

Asking Rent Per SF

**£5.37**

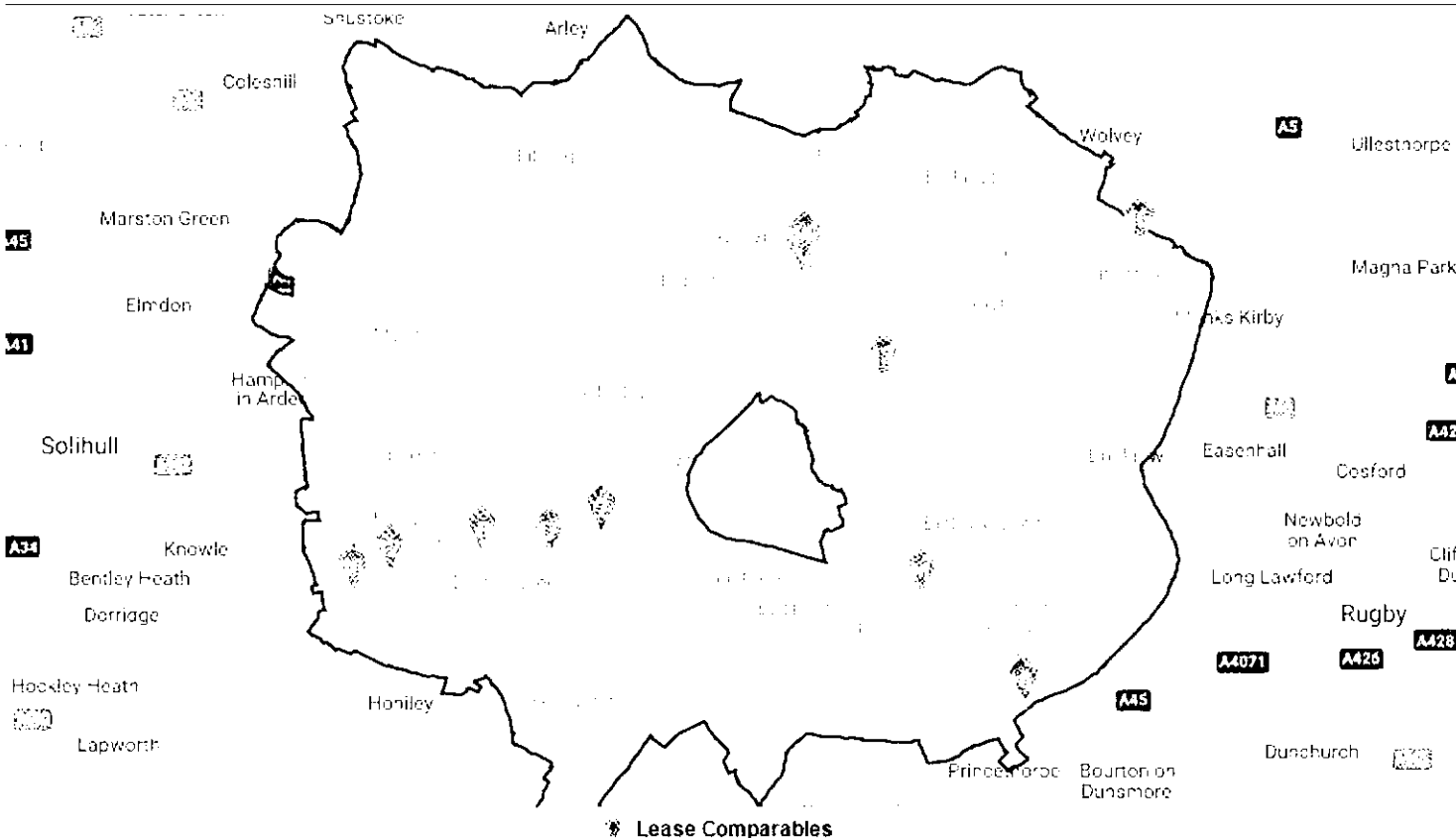
Achieved Rent Per SF

**£5.34**

Avg. Months On Market

**17**

## LEASE COMPARABLES
























## SUMMARY STATISTICS

Rent	Deals	Low	Average	Median	High
Asking Rent Per SF	24	£2.75	£5.37	£5.89	£10.00
Achieved Rent Per SF	19	£2.30	£5.34	£5.80	£10.00
Net Effective Rent Per SF	19	£3.35	£5.82	£5.49	£9.67
Asking Rent Discount	16	-11.1%	-1.7%	0.0%	16.0%
TI Allowance	-	-	-	-	-
Rent Free Months	18	0	3	3	6
Lease Attributes	Deals	Low	Average	Median	High
Months on Market	25	2	17	11	62
Deal Size	28	265	15,839	2,500	228,867
Lease Deal in Years	20	1.0	6.3	6.0	10.0
Floor Number	27	GRND	GRND	GRND	MEZZ








# Lease Comps Summary

## Lease Comps Report

Property Name - Address	Rating	SF Leased	Lease		Type	Rents	
			Floor	Sign Date		Rent	Rent Type
 Lockhurst Lane Brg	↘ ↘	950	GRND	05/07/2017	New	£3.00/iro	Asking
 Block 2 Pilot Dr	↘ ↘ ↘	2,500	GRND	04/07/2017	New	£10.00	Asking
 Block 2 Pilot Dr	↘ ↘ ↘	2,500	GRND	01/07/2017	New	£10.00	Asking
 Block 4 Pilot Dr	↘ ↘ ↘	2,500	GRND	01/04/2017	New	£9.67	Effective
 Block 4 Pilot Dr	↘ ↘ ↘	5,000	GRND	02/03/2017	New	£9.35	Effective
 Holbrook Lane Bridge	↘	2,148	GRND	08/01/2017	New	£4.30/iro	Effective
 Holbrook Ln	↘ ↘	1,390	GRND	01/10/2016	New	£6.47/fri	Asking
 Block 2 Pilot Dr	↘ ↘ ↘	5,000	GRND	01/10/2016	New	£9.35/fri	Effective
 Block 1 Pilot Dr	↘ ↘ ↘	5,500	GRND	01/10/2016	New	£9.35	Effective
 Block 4 Pilot Dr	↘ ↘ ↘	2,500	GRND	01/10/2016	New	£9.35/fri	Effective
 Block 2 Pilot Dr	↘ ↘ ↘	2,500	Unkwn	01/07/2016	New	£10.00	Asking
 Lockhurst Lane Brg	↘ ↘	1,142	GRND	03/05/2016	New	£5.49/iro	Effective
 Dolomite Ave	↘ ↘ ↘	68,426	GRND,1...	26/02/2016	New	£5.26	Asking
 Torrington Ave	↘ ↘ ↘	38,059	GRND,1	02/02/2016	New	£3.50	Asking
 Red Ln	↘ ↘ ↘	2,286	GRND	04/12/2015	New	£7.81	Effective
 Holbrook Lane Bridge	↘	790	GRND	11/11/2015	New	£3.80/iro	Effective
 Kingswood Close	↘ ↘ ↘	1,516	GRND	01/10/2015	New	£5.64/fri	Effective
 Chiltern House Wheler Rd	↘ ↘ ↘	32,540	GRND,1	30/09/2015	New	£4.14/fri	Effective
 6 Padstow Rd	↘ ↘	9,104	GRND,1	14/07/2015	New	£3.84/fri	Effective
 Red Ln	↘ ↘	4,170	GRND	03/07/2015	New	£8.13	Effective
 Lockhurst Lane Brg	↘ ↘	889	GRND	01/05/2015	New	£5.57/iro	Effective

# Lease Comps Summary

## Lease Comps Report

Property Name - Address	Rating	SF Leased	Lease		Type	Rents	
			Floor	Sign Date		Rent	Rent Type
 7A Kingswood Close	★ ★	1,347	GRND	29/04/2015	New	£5.30/fri	Effective
 Triangle North Vw	★ ★ ★	228,867	GRND	01/04/2015	New	-	-
 Holbrook Lane Bridge	★	265	GRND	31/03/2015	New	£4.02/iro	Effective
 Holbrook Lane Rd	★	790	GRND	23/02/2015	New	£3.35/iro	Effective
 7B Kingswood Close	★ ★	1,353	GRND	16/12/2014	New	£5.28/fri	Effective
 Site 2 Falkland Close	★ ★	10,661	GRND,...	01/11/2014	New	£2.75	Asking
 Spitfire Close	★ ★	8,800	GRND,...	28/08/2014	New	£5.22	Effective

# Lease Comps Summary

Deals

**17**

Asking Rent Per SF

**£4.09**

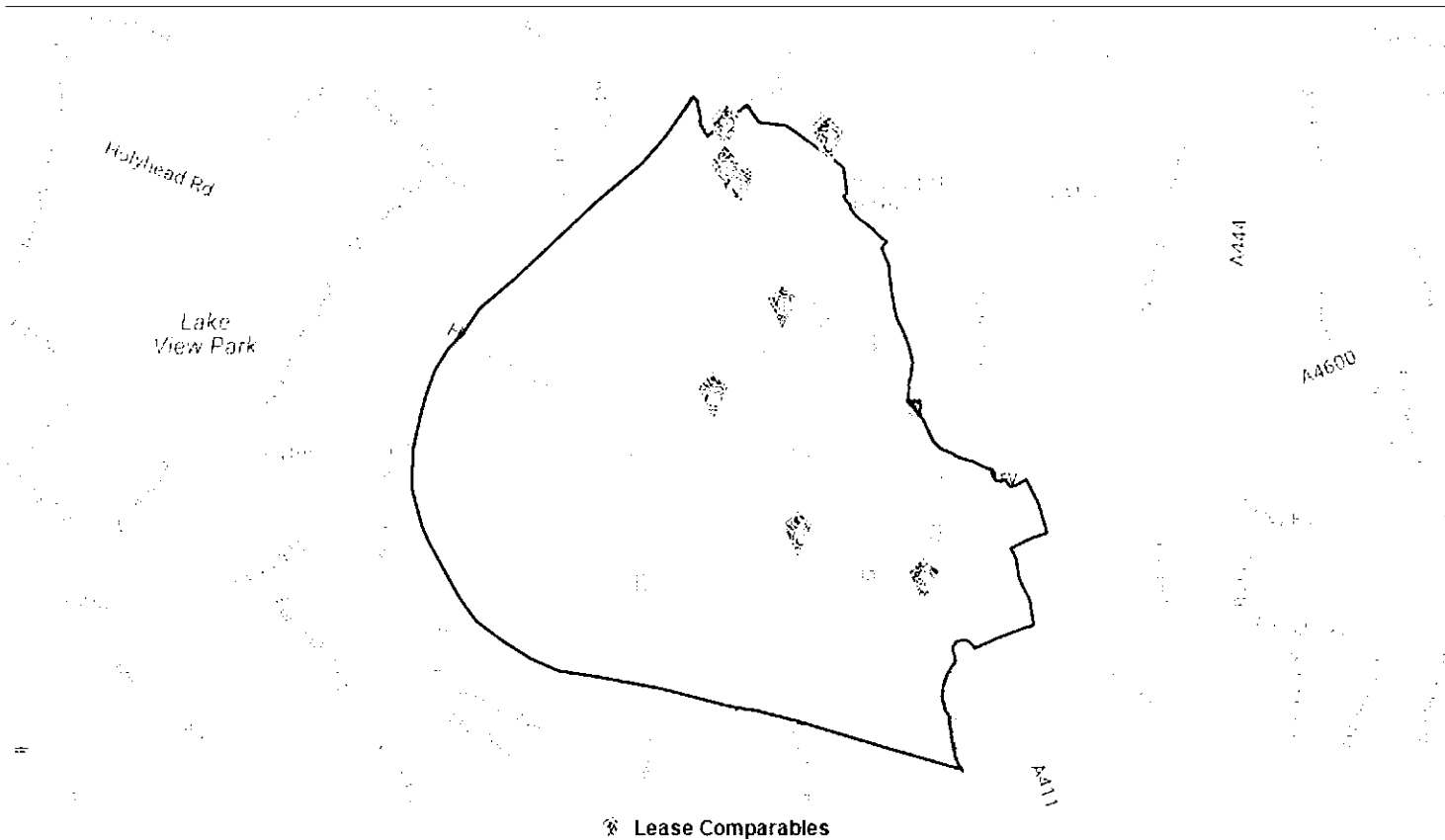
Achieved Rent Per SF

**£3.68**

Avg. Months On Market

**5**

## LEASE COMPARABLES




















## SUMMARY STATISTICS

Rent	Deals	Low	Average	Median	High
Asking Rent Per SF	14	£2.50	£4.09	£6.22	£11.05
Achieved Rent Per SF	13	£2.08	£3.68	£5.09	£10.71
Net Effective Rent Per SF	11	£2.73	£3.93	£5.28	£10.71
Asking Rent Discount	11	-44.0%	5.6%	0.0%	48.0%
TI Allowance	-	-	-	-	-
Rent Free Months	8	0	1	0	3
Lease Attributes	Deals	Low	Average	Median	High
Months on Market	15	1	5	3	16
Deal Size	17	70	5,899	3,569	25,000
Lease Deal in Years	13	0.3	2.9	3.0	7.0
Floor Number	17	GRND	GRND	GRND	MEZZ



# Lease Comps Summary

## Lease Comps Report

Property Name - Address	Rating	SF Leased	Lease		Type	Rents	
			Floor	Sign Date		Rent	Rent Type
 Union Buildings New Union St	↗ ↘	70	GRND	22/06/2017	New	£10.71	Effective
 Sandy Ln	↗ ↘	5,685	GRND	22/04/2017	New	£5.28/fri	Effective
 Paradise St	↗ ↘	430	GRND	15/11/2016	New	£7.17	Effective
 Challenge Close	↗ ↘	687	GRND	01/11/2016	New	£7.64	Asking
 Challenge Close	↗ ↘	800	GRND	01/10/2016	New	£7.81	Asking
 31 Smithford Way	↗ ↘ ↙	921	GRND	01/09/2016	New	-	-
 Sandy Ln	↗ ↘	6,000	GRND	16/06/2016	New	£2.08/fri	Achieved
 Challenge Close	↗ ↘ ↙	1,586	GRND	01/05/2016	New	£6.27/fri	Effective
 Sandy Ln	↗ ↘	25,000	GRND	11/04/2016	New	£4.00/fri	Asking
 Sandy Ln	↗ ↘	3,569	GRND,...	04/04/2016	New	£6.16/fri	Effective
 Challenge Close	↗ ↘ ↙	1,523	GRND	01/11/2015	New	£6.53/fri	Effective
 Sandy Ln	↗ ↘	10,000	GRND	24/05/2015	New	£2.73/fri	Effective
 Sandy Ln	↗ ↘	6,000	GRND	24/05/2015	New	£3.00/fri	Effective
 Sandy Ln	↗ ↘	2,556	GRND	08/05/2015	New	£5.09/fri	Effective
 Jesson House Tower St	↗ ↘	4,468	GRND	31/03/2015	New	£3.40/fri	Effective
 Sandy Ln	↗ ↘	6,000	GRND	02/12/2014	New	£2.20/fri	Achieved
 Sandy Ln	↗ ↘	25,000	GRND	01/09/2014	New	£3.60/fri	Effective

# Lease Comps Summary

Deals

**233**

Asking Rent Per SF

**£4.95**

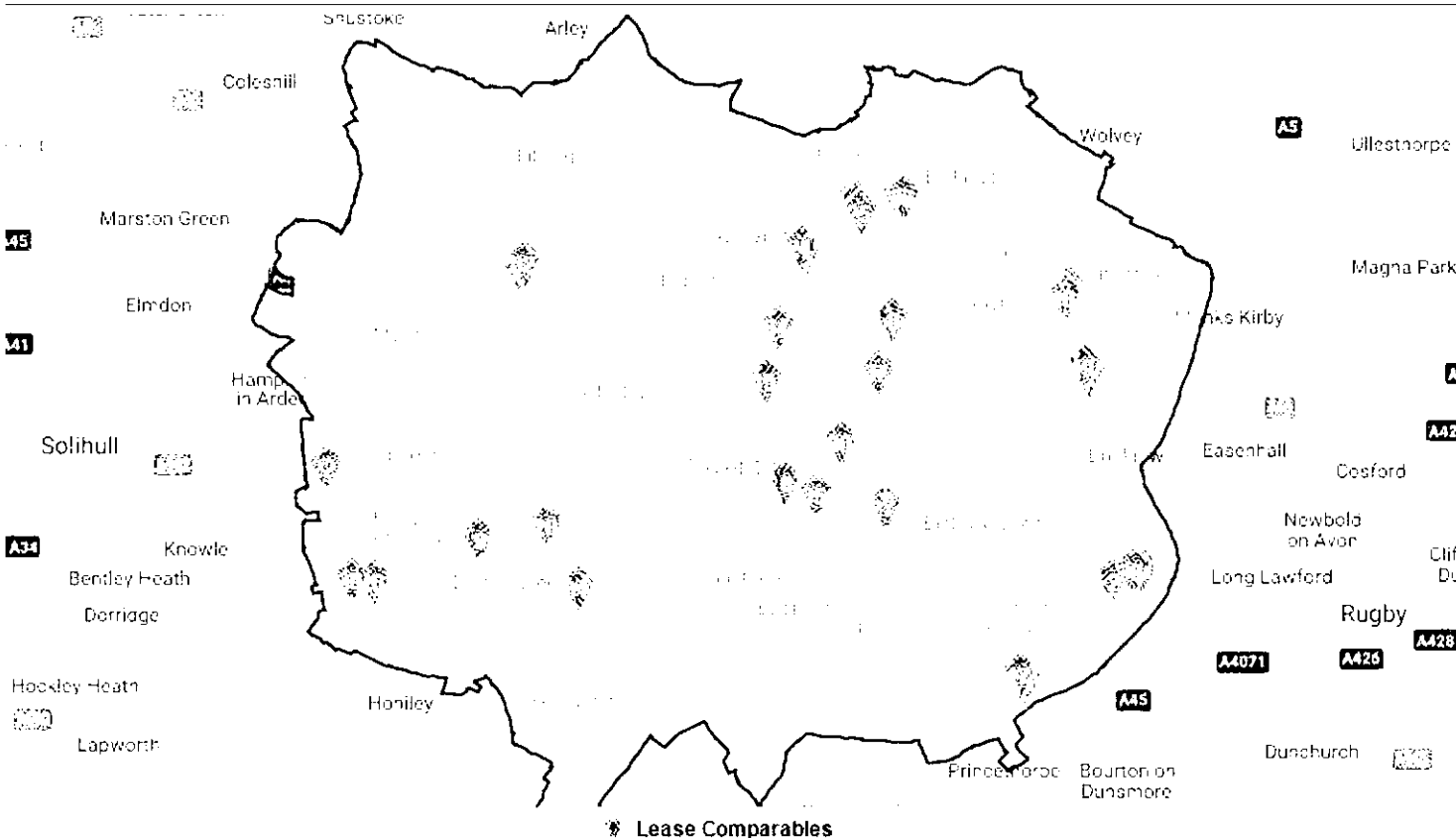
Achieved Rent Per SF

**£4.90**

Avg. Months On Market

**12**

## TOP 50 LEASE COMPARABLES
























## SUMMARY STATISTICS

Rent	Deals	Low	Average	Median	High
Asking Rent Per SF	174	£1.75	£4.95	£6.01	£12.41
Achieved Rent Per SF	171	£0.97	£4.90	£5.81	£16.20
Net Effective Rent Per SF	154	£0.97	£4.74	£5.61	£16.20
Asking Rent Discount	135	-166.5%	2.2%	0.0%	58.2%
TI Allowance	-	-	-	-	-
Rent Free Months	132	0	2	2	12
Lease Attributes	Deals	Low	Average	Median	High
Months on Market	193	1	12	8	82
Deal Size	233	70	9,087	2,500	228,867
Lease Deal in Years	180	0.3	4.7	3.0	15.0
Floor Number	231	GRND	GRND	GRND	MEZZ






















# Lease Comps Summary

## Lease Comps Report

Property Name - Address	Rating	SF Leased	Lease		Type	Rents	
			Floor	Sign Date		Rent	Rent Type
 Henley Rd	▶ ▶ ▶	4,739	GRND	02/08/2017	New	£5.52	Effective
 Golden Acres Ln	▶ ▶ ▶	2,260	GRND	12/07/2017	New	£7.08/fri	Achieved
 Block 1 Lythalls Ln	▶ ▶ ▶	1,356	GRND	08/07/2017	New	£6.82/fri	Effective
 Lockhurst Lane Brg	▶ ▶	950	GRND	05/07/2017	New	£3.00/iro	Asking
 Block 2 Pilot Dr	▶ ▶ ▶	2,500	GRND	04/07/2017	New	£10.00	Asking
 Eden St	▶ ▶ ▶	1,082	GRND	02/07/2017	New	£7.33/fri	Asking
 Block 2 Pilot Dr	▶ ▶ ▶	2,500	GRND	01/07/2017	New	£10.00	Asking
 Lythalls Ln	▶ ▶ ▶	516	GRND	26/06/2017	New	£6.78/fri	Effective
 Union Buildings New Union St	▶ ▶	70	GRND	22/06/2017	New	£10.71	Effective
 Torrington Ave	▶ ▶	2,388	GRND	20/06/2017	New	£4.82/fri	Asking
 Henley Rd	▶ ▶ ▶	4,276	GRND	06/06/2017	New	£6.55/fri	Asking
 Block 3 Lythalls Ln	▶ ▶ ▶	1,819	GRND	05/06/2017	New	£7.25/fri	Effective
 Block 2 Lythalls Ln	▶ ▶ ▶	1,388	GRND	02/06/2017	New	£7.28/fri	Effective
 Bodmin Rd	▶ ▶	2,791	GRND	23/05/2017	New	£2.87/fri	Achieved
 Block 3 Lythalls Ln	▶ ▶ ▶	1,765	GRND	02/05/2017	New	£7.16/fri	Effective
 Red Ln	▶ ▶	1,460	GRND	26/04/2017	New	£16.20/fri	Effective
 Sandy Ln	▶ ▶	5,685	GRND	22/04/2017	New	£5.28/fri	Effective
 Bodmin Rd	▶ ▶ ▶	4,037	GRND,1	21/04/2017	New	£5.26/fri	Effective
 Eden St	▶ ▶ ▶	1,082	GRND	02/04/2017	New	£7.39/fri	Effective
 Block 4 Pilot Dr	▶ ▶ ▶	2,500	GRND	01/04/2017	New	£9.67	Effective
 Joinery House Progress Way	▶ ▶ ▶	6,720	GRND	01/04/2017	New	£5.81/fri	Effective








# Lease Comps Summary

## Lease Comps Report

Property Name - Address	Rating	SF Leased	Lease		Type	Rents	
			Floor	Sign Date		Rent	Rent Type
 Bodmin Rd	👍 👍	3,052	GRND	02/03/2017	New	£3.44/fri	Asking
 Block 4 Pilot Dr	👍 👍 👍	5,000	GRND	02/03/2017	New	£9.35	Effective
 Block 1 Lythalls Ln	👍 👍 👍	1,356	GRND	01/03/2017	New	£7.74	Effective
 Lyons Park	👍 👍 👍	45,000	GRND	27/02/2017	New	£6.30/fri	Effective
 Block 5 Lythalls Ln	👍 👍 👍	2,624	GRND	24/02/2017	New	£6.55/fri	Effective
 Wickmans Dr	👍 👍 👍	11,467	GRND,1	11/02/2017	New	-	-
 Block 3 Lythalls Ln	👍 👍 👍	1,765	GRND	04/02/2017	New	£7.05	Effective
 Lythalls Ln	👍 👍 👍	550	GRND	03/02/2017	New	£6.73/iri	Effective
 Block 1 Lythalls Ln	👍 👍 👍	1,356	GRND	24/01/2017	New	£8.05	Effective
 Block 1 Lythalls Ln	👍 👍 👍	1,356	GRND	24/01/2017	New	£8.05	Effective
 Read St	👍 👍 👍	892	GRND	09/01/2017	New	£6.50/fri	Effective
 Holbrook Lane Bridge	👍	2,148	GRND	08/01/2017	New	£4.30/iro	Effective
 Block 4 Lythalls Ln	👍 👍 👍	3,380	GRND	07/01/2017	New	£2.72	Effective
 Curriers Close	👍 👍 👍	6,140	GRND	05/01/2017	New	£3.83	Asking
 Humber Ave	👍 👍 👍	16,668	GRND	05/01/2017	New	£4.25	Asking
 Spitfire Close	👍 👍 👍	6,833	GRND,1	01/01/2017	New	£6.59/fri	Effective
 894 Charter Ave	👍 👍 👍	5,475	GRND	31/12/2016	New	£5.30/fri	Asking
 Napier St	👍 👍 👍	857	GRND	22/12/2016	New	£6.75/fri	Effective
 Block 5 Lythalls Ln	👍 👍 👍	3,003	GRND	06/12/2016	New	£6.77/fri	Effective
 Block 3 Lythalls Ln	👍 👍 👍	1,819	GRND	05/12/2016	New	£7.05/fri	Effective
 196 Fletchamstead Hwy	👍 👍 👍	1,500	GRND	28/11/2016	New	£6.67/fri	Effective

# Lease Comps Summary

## Lease Comps Report

Property Name - Address	Rating	SF Leased	Lease		Type	Rents	
			Floor	Sign Date		Rent	Rent Type
 Lyons Park	↘ ↘ ↘	50,206	GRND,1	28/11/2016	New	£6.00/fri	Effective
 Old Church Rd	↘ ↘ ↘	5,000	GRND	18/11/2016	New	£3.20	Effective
 Kingfield Rd	↘ ↘	5,991	GRND,1	16/11/2016	New	-	-
 198 Fletchamstead Hwy	↘ ↘ ↘	1,996	GRND	15/11/2016	New	£5.26/fri	Achieved
 Paradise St	↘ ↘	430	GRND	15/11/2016	New	£7.17	Effective
 Old Church Rd	↘ ↘ ↘	3,540	GRND	14/11/2016	New	£5.01	Effective
 Red Ln	↘ ↘ ↘	2,003	GRND	11/11/2016	New	£7.99/fri	Effective
 Herald Way	↘ ↘ ↘	61,633	GRND	02/11/2016	New	-	-

# Lease Comps Summary

Deals

**215**

Asking Rent Per SF

**£5.00**

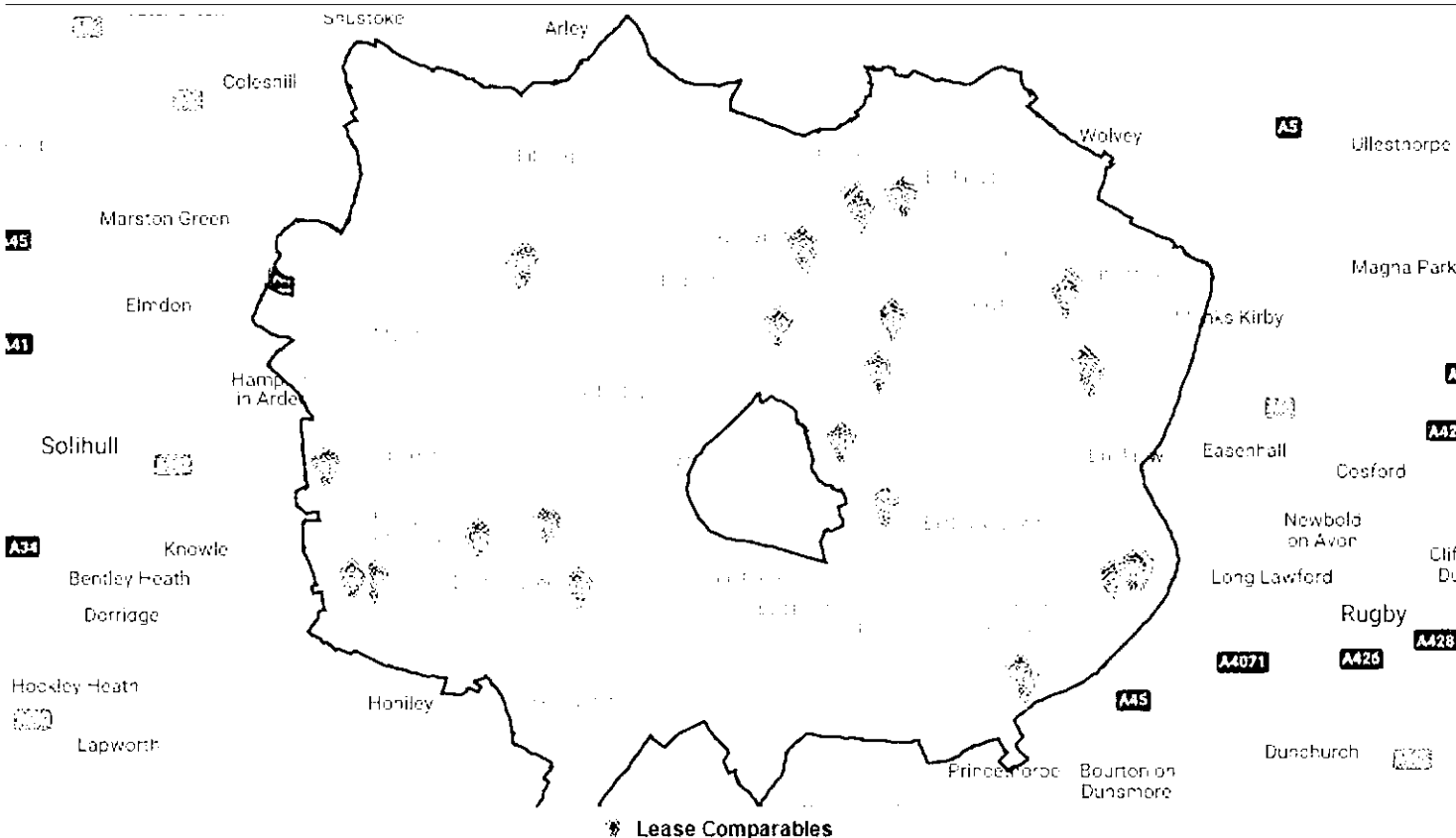
Achieved Rent Per SF

**£4.97**

Avg. Months On Market

**13**

## TOP 50 LEASE COMPARABLES
























## SUMMARY STATISTICS

Rent	Deals	Low	Average	Median	High
Asking Rent Per SF	159	£1.75	£5.00	£6.00	£12.41
Achieved Rent Per SF	157	£0.97	£4.97	£5.83	£16.20
Net Effective Rent Per SF	142	£0.97	£4.79	£5.67	£16.20
Asking Rent Discount	123	-166.5%	2.0%	0.0%	58.2%
TI Allowance	-	-	-	-	-
Rent Free Months	123	0	2	2	12
Lease Attributes	Deals	Low	Average	Median	High
Months on Market	177	1	13	9	82
Deal Size	215	214	9,271	2,454	228,867
Lease Deal in Years	166	0.5	4.8	3.0	15.0
Floor Number	213	GRND	GRND	GRND	MEZZ






















# Lease Comps Summary

## Lease Comps Report

Property Name - Address	Rating	SF Leased	Lease		Type	Rents	
			Floor	Sign Date		Rent	Rent Type
 Henley Rd	▶ ▶ ▶	4,739	GRND	02/08/2017	New	£5.52	Effective
 Golden Acres Ln	▶ ▶ ▶	2,260	GRND	12/07/2017	New	£7.08/fri	Achieved
 Block 1 Lythalls Ln	▶ ▶ ▶	1,356	GRND	08/07/2017	New	£6.82/fri	Effective
 Lockhurst Lane Brg	▶ ▶	950	GRND	05/07/2017	New	£3.00/iro	Asking
 Block 2 Pilot Dr	▶ ▶ ▶	2,500	GRND	04/07/2017	New	£10.00	Asking
 Eden St	▶ ▶ ▶	1,082	GRND	02/07/2017	New	£7.33/fri	Asking
 Block 2 Pilot Dr	▶ ▶ ▶	2,500	GRND	01/07/2017	New	£10.00	Asking
 Lythalls Ln	▶ ▶ ▶	516	GRND	26/06/2017	New	£6.78/fri	Effective
 Torrington Ave	▶ ▶	2,388	GRND	20/06/2017	New	£4.82/fri	Asking
 Henley Rd	▶ ▶ ▶	4,276	GRND	06/06/2017	New	£6.55/fri	Asking
 Block 3 Lythalls Ln	▶ ▶ ▶	1,819	GRND	05/06/2017	New	£7.25/fri	Effective
 Block 2 Lythalls Ln	▶ ▶ ▶	1,388	GRND	02/06/2017	New	£7.28/fri	Effective
 Bodmin Rd	▶ ▶	2,791	GRND	23/05/2017	New	£2.87/fri	Achieved
 Block 3 Lythalls Ln	▶ ▶ ▶	1,765	GRND	02/05/2017	New	£7.16/fri	Effective
 Red Ln	▶ ▶	1,460	GRND	26/04/2017	New	£16.20/fri	Effective
 Bodmin Rd	▶ ▶ ▶	4,037	GRND,1	21/04/2017	New	£5.26/fri	Effective
 Eden St	▶ ▶ ▶	1,082	GRND	02/04/2017	New	£7.39/fri	Effective
 Block 4 Pilot Dr	▶ ▶ ▶	2,500	GRND	01/04/2017	New	£9.67	Effective
 Joinery House Progress Way	▶ ▶ ▶	6,720	GRND	01/04/2017	New	£5.81/fri	Effective
 Bodmin Rd	▶ ▶	3,052	GRND	02/03/2017	New	£3.44/fri	Asking
 Block 4 Pilot Dr	▶ ▶ ▶	5,000	GRND	02/03/2017	New	£9.35	Effective

# Lease Comps Summary









## Lease Comps Report

Property Name - Address	Rating	SF Leased	Lease		Type	Rents	
			Floor	Sign Date		Rent	Rent Type
 Block 1 Lythalls Ln	👍 👍 👍	1,356	GRND	01/03/2017	New	£7.74	Effective
 Lyons Park	👍 👍 👍	45,000	GRND	27/02/2017	New	£6.30/fri	Effective
 Block 5 Lythalls Ln	👍 👍 👍	2,624	GRND	24/02/2017	New	£6.55/fri	Effective
 Wickmans Dr	👍 👍 👍	11,467	GRND,1	11/02/2017	New	-	-
 Block 3 Lythalls Ln	👍 👍 👍	1,765	GRND	04/02/2017	New	£7.05	Effective
 Lythalls Ln	👍 👍 👍	550	GRND	03/02/2017	New	£6.73/fri	Effective
 Block 1 Lythalls Ln	👍 👍 👍	1,356	GRND	24/01/2017	New	£8.05	Effective
 Block 1 Lythalls Ln	👍 👍 👍	1,356	GRND	24/01/2017	New	£8.05	Effective
 Read St	👍 👍 👍	892	GRND	09/01/2017	New	£6.50/fri	Effective
 Holbrook Lane Bridge	👍	2,148	GRND	08/01/2017	New	£4.30/iro	Effective
 Block 4 Lythalls Ln	👍 👍 👍	3,380	GRND	07/01/2017	New	£2.72	Effective
 Curriers Close	👍 👍 👍	6,140	GRND	05/01/2017	New	£3.83	Asking
 Humber Ave	👍 👍 👍	16,668	GRND	05/01/2017	New	£4.25	Asking
 Spitfire Close	👍 👍 👍	6,833	GRND,1	01/01/2017	New	£6.59/fri	Effective
 894 Charter Ave	👍 👍 👍	5,475	GRND	31/12/2016	New	£5.30/fri	Asking
 Napier St	👍 👍 👍	857	GRND	22/12/2016	New	£6.75/fri	Effective
 Block 5 Lythalls Ln	👍 👍 👍	3,003	GRND	06/12/2016	New	£6.77/fri	Effective
 Block 3 Lythalls Ln	👍 👍 👍	1,819	GRND	05/12/2016	New	£7.05/fri	Effective
 196 Fletchamstead Hwy	👍 👍 👍	1,500	GRND	28/11/2016	New	£6.67/fri	Effective
 Lyons Park	👍 👍 👍	50,206	GRND,1	28/11/2016	New	£6.00/fri	Effective
 Old Church Rd	👍 👍 👍	5,000	GRND	18/11/2016	New	£3.20	Effective





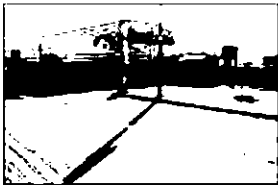
# Lease Comps Summary

## Lease Comps Report

Property Name - Address	Rating	SF Leased	Lease		Type	Rents	
			Floor	Sign Date		Rent	Rent Type
 Kingfield Rd	▶ ▶	5,991	GRND,1	16/11/2016	New	-	-
 198 Fletchamstead Hwy	▶ ▶ ▶	1,996	GRND	15/11/2016	New	£5.26/fri	Achieved
 Old Church Rd	▶ ▶ ▶	3,540	GRND	14/11/2016	New	£5.01	Effective
 Red Ln	▶ ▶ ▶	2,003	GRND	11/11/2016	New	£7.99/fri	Effective
 Herald Way	▶ ▶ ▶	61,633	GRND	02/11/2016	New	-	-
 Lythalls Ln	▶ ▶ ▶	500	GRND	01/11/2016	New	£7.18/iro	Effective
 Old Church Rd	▶ ▶ ▶	540	GRND	01/11/2016	New	£3.55/fri	Asking
 Old Church Rd	▶ ▶ ▶	444	GRND	01/11/2016	New	£11.00	Asking



## Sales Comps - Retail Central Coventry Submarket (Last 3yrs)





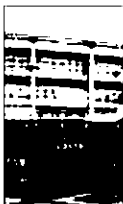

Comps Statistics					
	Low	Average	Median	High	Count
Price					
For Sale & UC/Pending	£850,000	£850,000	£850,000	£850,000	1
Sold Transactions	£230,000	£2,766,318	£452,500	£16,500,000	11
Centre Size					
For Sale & UC/Pending	3,794 SF	11,152 SF	11,152 SF	18,509 SF	2
Sold Transactions	1,575 SF	14,976 SF	4,074 SF	105,043 SF	34
Price per SF					
For Sale & UC/Pending	£224.04	£224.04	£224.04	£224.04	1
Sold Transactions	£43.56	£121.86	£90.85	£206.47	11
Net Initial Yield					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	5.50%	9.36%	9.37%	13.29%	5
Days on Market					
For Sale & UC/Pending	18	320	320	621	2
Sold Transactions	13	140	70	565	29
Sale Price to Asking Price Ratio					
Sold Transactions	83.64%	99.16%	100.19%	120.67%	6
<b>Totals</b>					
For Sale & UC/Pending	Asking Price Total:	£850,000	Total For Sale Transactions:		2
Sold Transactions	Total Sales Volume:	£30,429,500	Total Sales Transactions:		34
	<b>Total Included in Analysis:</b>	<b>£31,279,500</b>	<b>Total Included in Analysis:</b>		<b>36</b>
<b>Survey Criteria</b>					
basic criteria: Type of Property - <b>Retail</b> ; Sale Date - <b>01/08/2014 - 22/08/2017</b> ; Sale Status - <b>Under Offer, Sold, For Sale</b> ; Return and Search on Portfolio Sales as Individual Properties - <b>Yes</b>					
geography criteria: Submarket - <b>Central Coventry (Coventry)</b>					







<b>1</b>	<b>Cathedral Lanes Shopping Centre - Broadgate</b>	<b>SOLD</b>
Coventry, CV1 1LL	West Midlands County	
Sale Date: 17/10/2014	Bldg Type: RetailStorefront	
Sale Price: £5,500,000 - Confirmed	Year Built/Age: Built 1991 Renov 1996 Age: 23	
Price/SF: £93.30	NIA: 58,947 SF	
Reversionary Yield: -		
Net Initial Yield: 5.50%		
Comp ID: 3146429	Sale Conditions: -	
Research Status: Confirmed		
<b>2</b>	<b>Burges House - Cross Cheaping</b>	<b>SOLD</b>
Coventry, CV1 1HG	West Midlands County	
Sale Date: 24/02/2017	Bldg Type: RetailStorefront Retail/Office	
Sale Price: £2,500,000 - Confirmed	Year Built/Age: Built 1975 Age: 41	
Price/SF: £90.85	NIA: 27,517 SF	
Reversionary Yield: -		
Net Initial Yield: 9.37%		
Comp ID: 3862364	Sale Conditions: -	
Research Status: Confirmed		
<b>3</b>	<b>9-11 Cross Cheaping (Part of Portfolio)</b>	<b>SOLD</b>
Coventry, CV1 1HF	West Midlands County	
Sale Date: 06/10/2016 (70 days on mkt)	Bldg Type: RetailStorefront	
Sale Price: -	Year Built/Age: Built 1973 Age: 42	
Price/SF: -	NIA: 1,982 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 3731187	Sale Conditions: Bulk/Portfolio Sale	
Research Status: Research Complete		
<b>4</b>	<b>13-15 Cross Cheaping (Part of Portfolio)</b>	<b>SOLD</b>
Coventry, CV1 1HF	West Midlands County	
Sale Date: 06/10/2016 (70 days on mkt)	Bldg Type: RetailStorefront	
Sale Price: -	Year Built/Age: Built 1975 Age: 41	
Price/SF: -	NIA: 45,901 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 3731187	Sale Conditions: Bulk/Portfolio Sale	
Research Status: Research Complete		
<b>5</b>	<b>22-25 Cross Cheaping</b>	<b>SOLD</b>
Coventry, CV1 1HF	West Midlands County	
Sale Date: 23/05/2017 (15 days on mkt)	Bldg Type: RetailStorefront	
Sale Price: £700,000 - Confirmed	Year Built/Age: Built 1960 Age: 57	
Price/SF: £99.38	NIA: 7,044 SF	
Reversionary Yield: -		
Net Initial Yield: 13.29%		
Comp ID: 3913286	Sale Conditions: Auction Sale	
Research Status: Confirmed		
<b>6</b>	<b>36 Foleshill Rd (Part of Portfolio)</b>	<b>SOLD</b>
Coventry, CV1 4NU	West Midlands County	
Sale Date: 23/02/2017	Bldg Type: Retail	
Sale Price: -	Year Built/Age: -	
Price/SF: -	NIA: 12,586 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 3840663	Sale Conditions: Bulk/Portfolio Sale, Debt Assumption	
Research Status: Research Complete		

<b>7</b>	<b>72 Foleshill Rd</b>	<b>SOLD</b>
<p><b>Coventry, CV1 4JJ</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>31/03/2015 (13 days on mkt)</b>      Bldg Type: <b>RetailAuto Repair</b>  Sale Price: <b>£290,000 - Confirmed</b>      Year Built/Age: <b>Built 1982 Age: 33</b>  Price/SF: <b>£76.40</b>      NIA: <b>3,796 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3287367</b>      Sale Conditions: -  Research Status: <b>Confirmed</b></p> 		
<b>8</b>	<b>Etna Ristorante - 54-57 Hertford St</b>	<b>FOR SALE</b>
<p><b>Coventry, CV1 1LB</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Asking Price: <b>£850,000</b>      Sale Type: <b>Owner/User</b>  Price/SF: <b>£224.04</b>      Bldg Type: <b>RetailRestaurant</b>  Days on Market: <b>621</b>      Bldg Status: <b>Built 1910</b>  Sale Status: <b>Active</b>      NIA: <b>3,794 SF</b></p> <p>Net Initial Yield: -  Sale Conditions: -</p> 		
<b>9</b>	<b>70 Hertford St</b>	<b>SOLD</b>
<p><b>Coventry, CV1 1LB</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>26/04/2016 (368 days on mkt)</b>      Bldg Type: <b>RetailStorefront</b>  Sale Price: <b>£435,000 - Confirmed</b>      Year Built/Age: <b>Built 1976 Age: 39</b>  Price/SF: <b>£43.56</b>      NIA: <b>9,987 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3577713</b>      Sale Conditions: -  Research Status: <b>Confirmed</b></p> 		
<b>10</b>	<b>71 Hertford St</b>	<b>SOLD</b>
<p><b>Coventry, CV1 1LB</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>30/04/2015 (539 days on mkt)</b>      Bldg Type: <b>RetailStorefront Retail/Residential</b>  Sale Price: <b>£320,000 - Confirmed</b>      Year Built/Age: <b>Built 1906 Age: 109</b>  Price/SF: <b>£55.83</b>      NIA: <b>5,732 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3297196</b>      Sale Conditions: -  Research Status: <b>Confirmed</b></p> 		
<b>11</b>	<b>14 High St</b>	<b>SOLD</b>
<p><b>Coventry, CV1 5RE</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>31/08/2015 (565 days on mkt)</b>      Bldg Type: <b>RetailStorefront</b>  Sale Price: -      Year Built/Age: <b>Built 1899 Age: 116</b>  Price/SF: -      NIA: <b>3,171 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3402933</b>      Sale Conditions: -  Research Status: <b>Research Complete</b></p> 		
<b>12</b>	<b>Lower Precinct Shopping Centre, Unit 91-101 - Lower Prec</b>	<b>SOLD</b>
<p><b>Coventry, CV1 1DS</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>08/04/2015 (40 days on mkt)</b>      Unit Type: <b>47,196 SF Retail Unit</b>  Sale Price: <b>£3,250,000 - Confirmed</b>      Year Built/Age: <b>Built 1958 Renov 2002 Age: 56</b>  Price/SF: <b>£68.86</b>      NIA: <b>47,196 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: <b>11.34%</b>  Comp ID: <b>3271228</b>      Sale Conditions: -  Research Status: <b>Confirmed</b></p> 		

<b>13</b>	<b>Lower Precinct Shopping Centre, Unit 2/12 - Lower Prec (Part of Multi-Unit)</b>	<b>SOLD</b>
<p>Coventry, CV1 1DS <span style="float: right;">West Midlands County</span></p> <p>Sale Date: <b>01/10/2015 (196 days on mkt)</b>      Unit Type: <b>7,579 SF Retail Unit</b>  Sale Price: -      Year Built/Age: <b>Built 1958 Renov 2002 Age: 57</b>  Price/SF: -      NIA: <b>7,579 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3434641</b>      Sale Conditions: -  Research Status: <b>Research Complete</b></p>		
		
<b>14</b>	<b>Lower Precinct Shopping Centre, Unit 14/16 - Lower Prec (Part of Multi-Unit)</b>	<b>SOLD</b>
<p>Coventry, CV1 1DS <span style="float: right;">West Midlands County</span></p> <p>Sale Date: <b>01/10/2015 (196 days on mkt)</b>      Unit Type: <b>105,043 SF Retail Unit</b>  Sale Price: -      Year Built/Age: <b>Built 1958 Renov 2002 Age: 57</b>  Price/SF: -      NIA: <b>105,043 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3434641</b>      Sale Conditions: -  Research Status: <b>Research Complete</b></p>		
		
<b>15</b>	<b>Lower Precinct Shopping Centre, Unit 82/92 - Lower Prec (Part of Multi-Unit)</b>	<b>SOLD</b>
<p>Coventry, CV1 1DS <span style="float: right;">West Midlands County</span></p> <p>Sale Date: <b>01/10/2015 (196 days on mkt)</b>      Unit Type: <b>21,204 SF Retail Unit</b>  Sale Price: -      Year Built/Age: <b>Built 1958 Renov 2002 Age: 57</b>  Price/SF: -      NIA: <b>21,204 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3434641</b>      Sale Conditions: -  Research Status: <b>Research Complete</b></p>		
		
<b>16</b>	<b>35-37 Stoney Stanton Rd</b>	<b>SOLD</b>
<p>Coventry, CV1 4FF <span style="float: right;">West Midlands County</span></p> <p>Sale Date: <b>04/03/2016 (415 days on mkt)</b>      Bldg Type: <b>RetailStorefront Retail/Residential</b>  Sale Price: <b>£252,000 - Confirmed</b>      Year Built/Age: <b>Built 1989 Age: 27</b>  Price/SF: <b>£135.34</b>      NIA: <b>1,862 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3538694</b>      Sale Conditions: -  Research Status: <b>Confirmed</b></p>		
		
<b>17</b>	<b>5-11 The Precinct (Part of Portfolio)</b>	<b>SOLD</b>
<p>Coventry, CV1 1DD <span style="float: right;">West Midlands County</span></p> <p>Sale Date: <b>06/10/2016 (70 days on mkt)</b>      Bldg Type: <b>RetailStorefront</b>  Sale Price: -      Year Built/Age: <b>Built 1982 Age: 34</b>  Price/SF: -      NIA: <b>9,495 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3731187</b>      Sale Conditions: <b>Bulk/Portfolio Sale</b>  Research Status: <b>Research Complete</b></p>		
		
<b>18</b>	<b>8 The Precinct (Part of Portfolio)</b>	<b>SOLD</b>
<p>Coventry, CV1 1DE <span style="float: right;">West Midlands County</span></p> <p>Sale Date: <b>06/10/2016 (70 days on mkt)</b>      Bldg Type: <b>RetailStorefront</b>  Sale Price: -      Year Built/Age: <b>Built 1960 Age: 56</b>  Price/SF: -      NIA: <b>1,575 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3731187</b>      Sale Conditions: <b>Bulk/Portfolio Sale</b>  Research Status: <b>Research Complete</b></p>		
		

<b>19</b>	<b>12 The Precinct (Part of Portfolio)</b>	<b>SOLD</b>
<p><b>Coventry, CV1 1DE</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>06/10/2016 (70 days on mkt)</b>      Bldg Type: <b>RetailStorefront</b>  Sale Price: -      Year Built/Age: <b>Built 1976 Age: 39</b>  Price/SF: -      NIA: <b>1,873 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3731187</b>      Sale Conditions: <b>Bulk/Portfolio Sale</b>  Research Status: <b>Research Complete</b></p> 		
<b>20</b>	<b>13 The Precinct (Part of Portfolio)</b>	<b>SOLD</b>
<p><b>Coventry, CV1 1DD</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>06/10/2016 (70 days on mkt)</b>      Bldg Type: <b>RetailStorefront</b>  Sale Price: -      Year Built/Age: <b>Built 1958 Age: 58</b>  Price/SF: -      NIA: <b>4,220 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3731187</b>      Sale Conditions: <b>Bulk/Portfolio Sale</b>  Research Status: <b>Research Complete</b></p> 		
<b>21</b>	<b>16 The Precinct (Part of Portfolio)</b>	<b>SOLD</b>
<p><b>Coventry, CV1 1DE</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>06/10/2016 (70 days on mkt)</b>      Bldg Type: <b>RetailStorefront</b>  Sale Price: -      Year Built/Age: <b>Built 1977 Age: 39</b>  Price/SF: -      NIA: <b>1,752 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3731187</b>      Sale Conditions: <b>Bulk/Portfolio Sale</b>  Research Status: <b>Research Complete</b></p> 		
<b>22</b>	<b>17-19 The Precinct (Part of Portfolio)</b>	<b>SOLD</b>
<p><b>Coventry, CV1 1DD</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>06/10/2016 (70 days on mkt)</b>      Bldg Type: <b>RetailStorefront</b>  Sale Price: -      Year Built/Age: <b>Built 1987 Age: 29</b>  Price/SF: -      NIA: <b>3,222 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3731187</b>      Sale Conditions: <b>Bulk/Portfolio Sale</b>  Research Status: <b>Research Complete</b></p> 		
<b>23</b>	<b>20 The Precinct (Part of Portfolio)</b>	<b>SOLD</b>
<p><b>Coventry, CV1 1DE</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>06/10/2016 (70 days on mkt)</b>      Bldg Type: <b>RetailStorefront</b>  Sale Price: -      Year Built/Age: <b>Built 1970 Age: 46</b>  Price/SF: -      NIA: <b>1,781 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3731187</b>      Sale Conditions: <b>Bulk/Portfolio Sale</b>  Research Status: <b>Research Complete</b></p> 		
<b>24</b>	<b>21-23 The Precinct (Part of Portfolio)</b>	<b>SOLD</b>
<p><b>Coventry, CV1 1DD</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>06/10/2016 (70 days on mkt)</b>      Bldg Type: <b>RetailStorefront</b>  Sale Price: -      Year Built/Age: <b>Built 1980 Age: 36</b>  Price/SF: -      NIA: <b>3,160 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3731187</b>      Sale Conditions: <b>Bulk/Portfolio Sale</b>  Research Status: <b>Research Complete</b></p> 		

<b>25</b>	<b>24 The Precinct (Part of Portfolio)</b>	<b>SOLD</b>
<p><b>Coventry, CV1 1DE</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>06/10/2016 (70 days on mkt)</b>      Bldg Type: <b>RetailStorefront</b>  Sale Price: -      Year Built/Age: <b>Built 1976 Age: 40</b>  Price/SF: -      NIA: <b>2,754 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3731187</b>      Sale Conditions: <b>Bulk/Portfolio Sale</b>  Research Status: <b>Research Complete</b></p> 		
<b>26</b>	<b>25-27 The Precinct (Part of Portfolio)</b>	<b>SOLD</b>
<p><b>Coventry, CV1 1DD</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>06/10/2016 (70 days on mkt)</b>      Bldg Type: <b>RetailStorefront</b>  Sale Price: -      Year Built/Age: <b>Built 1984 Age: 32</b>  Price/SF: -      NIA: <b>3,680 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3731187</b>      Sale Conditions: <b>Bulk/Portfolio Sale</b>  Research Status: <b>Research Complete</b></p> 		
<b>27</b>	<b>29-31 The Precinct (Part of Portfolio)</b>	<b>SOLD</b>
<p><b>Coventry, CV1 1DD</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>06/10/2016 (70 days on mkt)</b>      Bldg Type: <b>RetailStorefront</b>  Sale Price: -      Year Built/Age: <b>Built 1981 Age: 35</b>  Price/SF: -      NIA: <b>5,746 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3731187</b>      Sale Conditions: <b>Bulk/Portfolio Sale</b>  Research Status: <b>Research Complete</b></p> 		
<b>28</b>	<b>32 The Precinct (Part of Portfolio)</b>	<b>SOLD</b>
<p><b>Coventry, CV1 1DE</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>06/10/2016 (70 days on mkt)</b>      Bldg Type: <b>RetailStorefront</b>  Sale Price: -      Year Built/Age: <b>Built 1975 Age: 41</b>  Price/SF: -      NIA: <b>2,672 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3731187</b>      Sale Conditions: <b>Bulk/Portfolio Sale</b>  Research Status: <b>Research Complete</b></p> 		
<b>29</b>	<b>35-37 The Precinct (Part of Portfolio)</b>	<b>SOLD</b>
<p><b>Coventry, CV1 1DD</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>06/10/2016 (70 days on mkt)</b>      Bldg Type: <b>RetailStorefront</b>  Sale Price: -      Year Built/Age: <b>Built 1977 Age: 39</b>  Price/SF: -      NIA: <b>3,150 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3731187</b>      Sale Conditions: <b>Bulk/Portfolio Sale</b>  Research Status: <b>Research Complete</b></p> 		
<b>30</b>	<b>38-42 The Precinct (Part of Portfolio)</b>	<b>SOLD</b>
<p><b>Coventry, CV1 1DE</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>06/10/2016 (70 days on mkt)</b>      Bldg Type: <b>RetailStorefront</b>  Sale Price: -      Year Built/Age: <b>Built 1977 Age: 39</b>  Price/SF: -      NIA: <b>4,277 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3731187</b>      Sale Conditions: <b>Bulk/Portfolio Sale</b>  Research Status: <b>Research Complete</b></p> 		

<b>31</b>	<b>39-41 The Precinct (Part of Portfolio)</b>	<b>SOLD</b>
<p><b>Coventry, CV1 1DD</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>06/10/2016 (70 days on mkt)</b>      Bldg Type: <b>RetailStorefront</b>  Sale Price: -      Year Built/Age: <b>Built 1977 Age: 38</b>  Price/SF: -      NIA: <b>3,496 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3731187</b>      Sale Conditions: <b>Bulk/Portfolio Sale</b>  Research Status: <b>Research Complete</b></p> 		
<b>32</b>	<b>40-44 The Precinct (Part of Portfolio)</b>	<b>SOLD</b>
<p><b>Coventry, CV1 1DE</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>06/10/2016 (70 days on mkt)</b>      Bldg Type: <b>RetailStorefront</b>  Sale Price: -      Year Built/Age: <b>Built 1978 Age: 38</b>  Price/SF: -      NIA: <b>9,152 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3731187</b>      Sale Conditions: <b>Bulk/Portfolio Sale</b>  Research Status: <b>Research Complete</b></p> 		
<b>33</b>	<b>Former Nightclub Premises - Tower St</b>	<b>FOR SALE</b>
<p><b>Coventry, CV1 1JS</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Asking Price: -      Sale Type: <b>Investment OR Owner/User</b>  Price/SF: -      Bldg Type: <b>RetailBar</b>  Days on Market: <b>18</b>      Bldg Status: <b>Built 1979</b>  Sale Status: <b>Active</b>      NIA: <b>18,509 SF</b></p> <p>Net Initial Yield: -      Sale Conditions: -</p> 		
<b>34</b>	<b>The Loft - 22 Trinity St</b>	<b>SOLD</b>
<p><b>Coventry, CV1 1FJ</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>03/08/2015 (248 days on mkt)</b>      Bldg Type: <b>RetailBar</b>  Sale Price: <b>£230,000 - Confirmed</b>      Year Built/Age: <b>Built 1966 Age: 48</b>  Price/SF: <b>£58.54</b>      NIA: <b>3,929 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3554634</b>      Sale Conditions: -  Research Status: <b>Confirmed</b></p> 		
<b>35</b>	<b>Phase 2a - Belgrade Plaza - Upper Well St</b>	<b>SOLD</b>
<p><b>Coventry, CV1 4BF</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>17/11/2016</b>      Bldg Type: <b>RetailStorefront Retail/Residential</b>  Sale Price: <b>£16,500,000 - Confirmed</b>      Year Built/Age: <b>Built 2005 Age: 10</b>  Price/SF: <b>£206.47</b>      NIA: <b>79,914 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: <b>7.28%</b>  Comp ID: <b>3756261</b>      Sale Conditions: -  Research Status: <b>Confirmed</b></p> 		
<b>36</b>	<b>25 Warwick Row</b>	<b>SOLD</b>
<p><b>Coventry, CV1 1EY</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>21/05/2015</b>      Bldg Type: <b>RetailRestaurant</b>  Sale Price: <b>£452,500 - Confirmed</b>      Year Built/Age: <b>Built 1790 Age: 225</b>  Price/SF: <b>£119.49</b>      NIA: <b>3,787 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3331300</b>      Sale Conditions: <b>Auction Sale</b>  Research Status: <b>Confirmed</b></p> 		

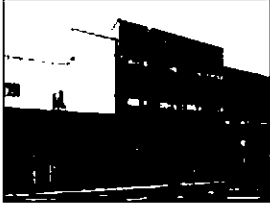


## Sales Comps - Retail Coventry Overall (Last 3yrs)

Comps Statistics					
	Low	Average	Median	High	Count
Price					
For Sale & UC/Pending	£59,950	£252,107	£180,000	£850,000	7
Sold Transactions	£91,000	£1,585,726	£251,000	£19,450,000	42
Centre Size					
For Sale & UC/Pending	309 SF	3,125 SF	600 SF	18,509 SF	9
Sold Transactions	385 SF	10,602 SF	3,196 SF	105,043 SF	70
Price per SF					
For Sale & UC/Pending	£121.85	£240.07	£224.04	£582.52	7
Sold Transactions	£43.56	£144.42	£134.34	£580.69	42
Net Initial Yield					
For Sale & UC/Pending	6.55%	6.55%	6.55%	6.55%	1
Sold Transactions	4.42%	7.68%	7.40%	13.29%	13
Days on Market					
For Sale & UC/Pending	18	534	316	1,635	9
Sold Transactions	13	190	70	1,120	58
Sale Price to Asking Price Ratio					
Sold Transactions	68.00%	101.53%	100.00%	150.83%	28
<b>Totals</b>					
For Sale & UC/Pending	Asking Price Total:	£1,764,750	Total For Sale Transactions:		9
Sold Transactions	Total Sales Volume:	£66,600,500	Total Sales Transactions:		70
	<b>Total Included in Analysis:</b>	<b>£68,365,250</b>	<b>Total Included in Analysis:</b>		<b>79</b>
<b>Survey Criteria</b>					
basic criteria: Type of Property - <b>Retail</b> ; Sale Date - <b>01/08/2014 - 22/08/2017</b> ; Sale Status - <b>Under Offer, Sold, For Sale</b> ; Return and Search on Portfolio Sales as Individual Properties - <b>Yes</b>					
geography criteria: Submarket - <b>Coventry Ind (Coventry)</b>					







<b>1</b>	<b>75-77 Albany Rd</b>	<b>SOLD</b>
<p><b>Coventry, CV5 6JR</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>30/11/2014 (179 days on mkt)</b>    Bldg Type: <b>RetailAuto Dealership</b>  Sale Price: -    Year Built/Age: <b>Built 1967 Age: 47</b>  Price/SF: -    NIA: <b>3,913 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3416538</b>    Sale Conditions: -  Research Status: <b>Research Complete</b></p>		
<b>2</b>	<b>147-149 Albany Rd</b>	<b>SOLD</b>
<p><b>Coventry, CV5 6ND</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>01/04/2016 (702 days on mkt)</b>    Bldg Type: <b>RetailStorefront Retail/Office</b>  Sale Price: <b>£350,000 - Confirmed</b>    Year Built/Age: -  Price/SF: <b>£79.38</b>    NIA: <b>4,409 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3557970</b>    Sale Conditions: -  Research Status: <b>Confirmed</b></p>		
<b>3</b>	<b>63-65 Barkers Butts Ln</b>	<b>SOLD</b>
<p><b>Coventry, CV6 1DU</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>07/04/2016 (182 days on mkt)</b>    Bldg Type: <b>RetailStorefront Retail/Residential</b>  Sale Price: <b>£250,000 - Confirmed</b>    Year Built/Age: <b>Built 1900 Age: 116</b>  Price/SF: <b>£248.26</b>    NIA: <b>1,007 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: <b>7.62%</b>  Comp ID: <b>3565595</b>    Sale Conditions: -  Research Status: <b>Confirmed</b></p>		
<b>4</b>	<b>76-76A Barkers Butts Ln</b>	<b>SOLD</b>
<p><b>Coventry, CV6 1DY</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>14/06/2017 (247 days on mkt)</b>    Bldg Type: <b>RetailStorefront</b>  Sale Price: <b>£260,000 - Confirmed</b>    Year Built/Age: <b>Built 1900 Age: 117</b>  Price/SF: <b>£302.68</b>    NIA: <b>859 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3973881</b>    Sale Conditions: -  Research Status: <b>Confirmed</b></p>		
<b>5</b>	<b>481-481a Beake Ave</b>	<b>SOLD</b>
<p><b>Coventry, CV6 2HT</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>16/12/2015 (111 days on mkt)</b>    Bldg Type: <b>RetailStorefront Retail/Residential</b>  Sale Price: <b>£190,000 - Confirmed</b>    Year Built/Age: <b>Built 1980 Age: 35</b>  Price/SF: <b>£457.83</b>    NIA: <b>415 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3526339</b>    Sale Conditions: -  Research Status: <b>Confirmed</b></p>		
<b>6</b>	<b>B&amp;Q - Brandon Rd</b>	<b>SOLD</b>
<p><b>Coventry, CV3 2AN</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>26/10/2016</b>    Bldg Type: <b>RetailFreestanding</b>  Sale Price: <b>£19,450,000 - Confirmed</b>    Year Built/Age: <b>Built 2002 Age: 14</b>  Price/SF: <b>£188.54</b>    NIA: <b>103,163 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: <b>7.40%</b>  Comp ID: <b>3749862</b>    Sale Conditions: -  Research Status: <b>Confirmed</b></p>		

<b>7</b>	<b>Cathedral Lanes Shopping Centre - Broadgate</b>	<b>SOLD</b>
Coventry, CV1 1LL	West Midlands County	
Sale Date: 17/10/2014	Bldg Type: RetailStorefront	
Sale Price: £5,500,000 - Confirmed	Year Built/Age: Built 1991 Renov 1996 Age: 23	
Price/SF: £93.30	NIA: 58,947 SF	
Reversionary Yield: -		
Net Initial Yield: 5.50%		
Comp ID: 3146429	Sale Conditions: -	
Research Status: Confirmed		
<b>8</b>	<b>7 Copperfield Rd</b>	<b>PENDING</b>
Coventry, CV2 4AQ	West Midlands County	
Asking Price: £59,950	Sale Type: Owner/User	
Price/SF: £121.85	Bldg Type: RetailStorefront	
Days on Market: 1635	Bldg Status: Built 1950	
Sale Status: Pending	NIA: 492 SF	
Net Initial Yield: -		
	Sale Conditions: -	
<b>9</b>	<b>87 Cross Rd</b>	<b>SOLD</b>
Coventry, CV6 5GR	West Midlands County	
Sale Date: 02/02/2015 (25 days on mkt)	Bldg Type: RetailStorefront Retail/Residential	
Sale Price: -	Year Built/Age: Built 1967 Age: 47	
Price/SF: -	NIA: 945 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 3353321	Sale Conditions: -	
Research Status: Research Complete		
<b>10</b>	<b>Burges House - Cross Cheaping</b>	<b>SOLD</b>
Coventry, CV1 1HG	West Midlands County	
Sale Date: 24/02/2017	Bldg Type: RetailStorefront Retail/Office	
Sale Price: £2,500,000 - Confirmed	Year Built/Age: Built 1975 Age: 41	
Price/SF: £90.85	NIA: 27,517 SF	
Reversionary Yield: -		
Net Initial Yield: 9.37%		
Comp ID: 3862364	Sale Conditions: -	
Research Status: Confirmed		
<b>11</b>	<b>9-11 Cross Cheaping (Part of Portfolio)</b>	<b>SOLD</b>
Coventry, CV1 1HF	West Midlands County	
Sale Date: 06/10/2016 (70 days on mkt)	Bldg Type: RetailStorefront	
Sale Price: -	Year Built/Age: Built 1973 Age: 42	
Price/SF: -	NIA: 1,982 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 3731187	Sale Conditions: Bulk/Portfolio Sale	
Research Status: Research Complete		
<b>12</b>	<b>13-15 Cross Cheaping (Part of Portfolio)</b>	<b>SOLD</b>
Coventry, CV1 1HF	West Midlands County	
Sale Date: 06/10/2016 (70 days on mkt)	Bldg Type: RetailStorefront	
Sale Price: -	Year Built/Age: Built 1975 Age: 41	
Price/SF: -	NIA: 45,901 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 3731187	Sale Conditions: Bulk/Portfolio Sale	
Research Status: Research Complete		

<b>13</b>	<b>22-25 Cross Cheaping</b>	<b>SOLD</b>
<p><b>Coventry, CV1 1HF</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>23/05/2017 (15 days on mkt)</b>      Bldg Type: <b>RetailStorefront</b>  Sale Price: <b>£700,000 - Confirmed</b>      Year Built/Age: <b>Built 1960 Age: 57</b>  Price/SF: <b>£99.38</b>      NIA: <b>7,044 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: <b>13.29%</b>  Comp ID: <b>3913286</b>      Sale Conditions: <b>Auction Sale</b>  Research Status: <b>Confirmed</b></p>		
		
<b>14</b>	<b>127 Daventry Rd</b>	<b>SOLD</b>
<p><b>Coventry, CV3 5HD</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>11/10/2016 (263 days on mkt)</b>      Bldg Type: <b>RetailStorefront Retail/Residential</b>  Sale Price: <b>£245,000 - Confirmed</b>      Year Built/Age: <b>Built 1930 Age: 86</b>  Price/SF: <b>£270.42</b>      NIA: <b>906 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3727263</b>      Sale Conditions: -  Research Status: <b>Confirmed</b></p>		
		
<b>15</b>	<b>80-80A Dawlish Dr</b>	<b>SOLD</b>
<p><b>Coventry, CV3 5NA</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>10/10/2014 (150 days on mkt)</b>      Bldg Type: <b>RetailStorefront Retail/Residential</b>  Sale Price: <b>£91,000 - Confirmed</b>      Year Built/Age: <b>Built 1971 Age: 43</b>  Price/SF: <b>£170.41</b>      NIA: <b>534 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3162540</b>      Sale Conditions: -  Research Status: <b>Confirmed</b></p>		
		
<b>16</b>	<b>34-36 Earlsdon St</b>	<b>FOR SALE</b>
<p><b>Coventry, CV5 6EJ</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Asking Price: -      Sale Type: <b>Owner/User</b>  Price/SF: -      Bldg Type: <b>RetailBank</b>  Days on Market: <b>90</b>      Bldg Status: <b>Built 1960</b>  Sale Status: <b>Active</b>      NIA: <b>2,265 SF</b></p> <p>Net Initial Yield: -  Sale Conditions: -</p>		
		
<b>17</b>	<b>44 Earlsdon St</b>	<b>SOLD</b>
<p><b>Coventry, CV5 6EJ</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>02/03/2017 (42 days on mkt)</b>      Bldg Type: <b>RetailStorefront</b>  Sale Price: <b>£219,000 - Confirmed</b>      Year Built/Age: <b>Built 1900 Age: 117</b>  Price/SF: <b>£268.05</b>      NIA: <b>817 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3917999</b>      Sale Conditions: <b>Auction Sale</b>  Research Status: <b>Confirmed</b></p>		
		
<b>18</b>	<b>44 Earlsdon St</b>	<b>SOLD</b>
<p><b>Coventry, CV5 6EJ</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>04/11/2016 (101 days on mkt)</b>      Bldg Type: <b>RetailStorefront</b>  Sale Price: <b>£180,000 - Confirmed</b>      Year Built/Age: <b>Built 1900 Age: 116</b>  Price/SF: <b>£220.32</b>      NIA: <b>817 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3756414</b>      Sale Conditions: -  Research Status: <b>Confirmed</b></p>		
		

<b>19</b>	<b>Tesco Express - Far Gosford St</b>	<b>SOLD</b>
<p><b>Coventry, CV1 5DT</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>01/03/2015 (591 days on mkt)</b>      Bldg Type: <b>RetailStorefront Retail/Residential</b>  Sale Price: <b>£2,400,000 - Confirmed</b>      Year Built/Age: <b>-</b>  Price/SF: <b>£580.69</b>      NIA: <b>4,133 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3407498</b>      Sale Conditions: -  Research Status: <b>Confirmed</b></p> 		
<b>20</b>	<b>29-30 Far Gosford St</b>	<b>SOLD</b>
<p><b>Coventry, CV1 5DW</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>22/07/2016</b>      Bldg Type: <b>RetailStorefront Retail/Residential</b>  Sale Price: <b>£275,000 - Confirmed</b>      Year Built/Age: <b>-</b>  Price/SF: <b>£198.56</b>      NIA: <b>1,385 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3693447</b>      Sale Conditions: -  Research Status: <b>Confirmed</b></p> 		
<b>21</b>	<b>36 Foleshill Rd (Part of Portfolio)</b>	<b>SOLD</b>
<p><b>Coventry, CV1 4NU</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>23/02/2017</b>      Bldg Type: <b>Retail</b>  Sale Price: -      Year Built/Age: <b>-</b>  Price/SF: -      NIA: <b>12,586 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3840663</b>      Sale Conditions: <b>Bulk/Portfolio Sale, Debt Assumption</b>  Research Status: <b>Research Complete</b></p> 		
<b>22</b>	<b>72 Foleshill Rd</b>	<b>SOLD</b>
<p><b>Coventry, CV1 4JJ</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>31/03/2015 (13 days on mkt)</b>      Bldg Type: <b>RetailAuto Repair</b>  Sale Price: <b>£290,000 - Confirmed</b>      Year Built/Age: <b>Built 1982 Age: 33</b>  Price/SF: <b>£76.40</b>      NIA: <b>3,796 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3287367</b>      Sale Conditions: -  Research Status: <b>Confirmed</b></p> 		
<b>23</b>	<b>378-386 Foleshill Rd</b>	<b>SOLD</b>
<p><b>Coventry, CV6 5AN</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>22/01/2016 (113 days on mkt)</b>      Bldg Type: <b>RetailStorefront</b>  Sale Price: -      Year Built/Age: <b>Built 1930 Age: 86</b>  Price/SF: -      NIA: <b>14,820 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3502277</b>      Sale Conditions: <b>Auction Sale</b>  Research Status: <b>Research Complete</b></p> 		
<b>24</b>	<b>498 Foleshill Rd</b>	<b>PENDING</b>
<p><b>Coventry, CV6 5HP</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Asking Price: <b>£180,000</b>      Sale Type: <b>Owner/User</b>  Price/SF: <b>£582.52</b>      Bldg Type: <b>Retail</b>  Days on Market: <b>316</b>      Bldg Status: <b>Built 1950</b>  Sale Status: <b>Pending</b>      NIA: <b>309 SF</b></p> <p>Net Initial Yield: -  Sale Conditions: -</p> 		







<b>25</b>	<b>557-561 Foleshill Rd</b>	<b>SOLD</b>
<p><b>Coventry, CV6 5RA</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>01/07/2015 (756 days on mkt)</b>      Bldg Type: <b>RetailStorefront</b>  Sale Price: <b>£535,000 - Confirmed</b>      Year Built/Age: <b>-</b>  Price/SF: <b>£121.98</b>      NIA: <b>4,386 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3369108</b>      Sale Conditions: -  Research Status: <b>Confirmed</b></p>		
<b>26</b>	<b>69-71 Hearsall Ln</b>	<b>SOLD</b>
<p><b>Coventry, CV5 6HF</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>22/08/2014 (228 days on mkt)</b>      Bldg Type: <b>Retail</b>  Sale Price: <b>£170,000 - Confirmed</b>      Year Built/Age: <b>-</b>  Price/SF: <b>£45.79</b>      NIA: <b>3,713 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3102648</b>      Sale Conditions: -  Research Status: <b>Confirmed</b></p>		
<b>27</b>	<b>30 Hen Ln</b>	<b>PENDING</b>
<p><b>Coventry, CV6 4LB</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Asking Price: <b>£249,950</b>      Sale Type: <b>Owner/User</b>  Price/SF: <b>£187.65</b>      Bldg Type: <b>Retail</b>  Days on Market: <b>172</b>      Bldg Status: <b>Built 1900</b>  Sale Status: <b>Pending</b>      NIA: <b>1,332 SF</b></p> <p>Net Initial Yield: -  Sale Conditions: -</p>		
<b>28</b>	<b>Etna Ristorante - 54-57 Hertford St</b>	<b>FOR SALE</b>
<p><b>Coventry, CV1 1LB</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Asking Price: <b>£850,000</b>      Sale Type: <b>Owner/User</b>  Price/SF: <b>£224.04</b>      Bldg Type: <b>RetailRestaurant</b>  Days on Market: <b>621</b>      Bldg Status: <b>Built 1910</b>  Sale Status: <b>Active</b>      NIA: <b>3,794 SF</b></p> <p>Net Initial Yield: -  Sale Conditions: -</p>		
<b>29</b>	<b>70 Hertford St</b>	<b>SOLD</b>
<p><b>Coventry, CV1 1LB</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>26/04/2016 (368 days on mkt)</b>      Bldg Type: <b>RetailStorefront</b>  Sale Price: <b>£435,000 - Confirmed</b>      Year Built/Age: <b>Built 1976 Age: 39</b>  Price/SF: <b>£43.56</b>      NIA: <b>9,987 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3577713</b>      Sale Conditions: -  Research Status: <b>Confirmed</b></p>		
<b>30</b>	<b>71 Hertford St</b>	<b>SOLD</b>
<p><b>Coventry, CV1 1LB</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>30/04/2015 (539 days on mkt)</b>      Bldg Type: <b>RetailStorefront Retail/Residential</b>  Sale Price: <b>£320,000 - Confirmed</b>      Year Built/Age: <b>Built 1906 Age: 109</b>  Price/SF: <b>£55.83</b>      NIA: <b>5,732 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3297196</b>      Sale Conditions: -  Research Status: <b>Confirmed</b></p>		

<b>31</b>	<b>14 High St</b>	<b>SOLD</b>
<p><b>Coventry, CV1 5RE</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>31/08/2015 (565 days on mkt)</b>    Bldg Type: <b>RetailStorefront</b>  Sale Price: -    Year Built/Age: <b>Built 1899 Age: 116</b>  Price/SF: -    NIA: <b>3,171 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3402933</b>    Sale Conditions: -  Research Status: <b>Research Complete</b></p>		
		
<b>32</b>	<b>Woodway Service Station - 120-124 Hinckley Rd (Part of Portfolio)</b>	<b>SOLD</b>
<p><b>Coventry, CV2 2EU</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>01/01/2017</b>    Bldg Type: <b>RetailService Station</b>  Sale Price: -    Year Built/Age: -  Price/SF: -    NIA: <b>959 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: <b>7.00%</b>  Comp ID: <b>3899577</b>    Sale Conditions: <b>Bulk/Portfolio Sale</b>  Research Status: <b>Research Complete</b></p>		
		
<b>33</b>	<b>Former Peugeot Dealership - 318 Holbrook Ln</b>	<b>SOLD</b>
<p><b>Coventry, CV6 4AB</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>23/09/2014 (676 days on mkt)</b>    Bldg Type: <b>Retail</b>  Sale Price: <b>£800,000 - Confirmed</b>    Year Built/Age: <b>Built 2009 Age: 5</b>  Price/SF: <b>£60.26</b>    NIA: <b>13,275 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3223792</b>    Sale Conditions: -  Research Status: <b>Confirmed</b></p>		
		
<b>34</b>	<b>320 Holyhead Rd</b>	<b>SOLD</b>
<p><b>Coventry, CV5 8LH</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>01/06/2016 (1,120 days on mkt)</b>    Bldg Type: <b>RetailStorefront Retail/Residential</b>  Sale Price: -    Year Built/Age: <b>Built 1938 Age: 77</b>  Price/SF: -    NIA: <b>886 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3677743</b>    Sale Conditions: -  Research Status: -</p>		
		
<b>35</b>	<b>15-17 Humber Rd</b>	<b>SOLD</b>
<p><b>Coventry, CV3 1AT</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>01/10/2015</b>    Bldg Type: <b>RetailStorefront Retail/Residential</b>  Sale Price: <b>£825,000 - Confirmed</b>    Year Built/Age: <b>Built 1992 Age: 23</b>  Price/SF: <b>£243.08</b>    NIA: <b>3,394 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: <b>5.50%</b>  Comp ID: <b>3466463</b>    Sale Conditions: -  Research Status: <b>Confirmed</b></p>		
		
<b>36</b>	<b>30 Humber Rd</b>	<b>SOLD</b>
<p><b>Coventry, CV3 1BA</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>11/09/2014</b>    Bldg Type: <b>RetailStorefront Retail/Residential</b>  Sale Price: <b>£115,000 - Confirmed</b>    Year Built/Age: <b>Built 1900 Age: 114</b>  Price/SF: <b>£127.78</b>    NIA: <b>900 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3281727</b>    Sale Conditions: <b>Auction Sale</b>  Research Status: <b>Confirmed</b></p>		
		







<b>37</b>	<b>32 Humber Rd</b>		<b>SOLD</b>
<b>Coventry, CV3 1BA</b>		<b>West Midlands County</b>	
Sale Date:	<b>11/09/2014</b>	Bldg Type:	<b>Retail</b>
Sale Price:	<b>£144,000 - Confirmed</b>	Year Built/Age:	<b>Built 1900 Age: 114</b>
Price/SF:	<b>£225.71</b>	NIA:	<b>638 SF</b>
Reversionary Yield:	-		
Net Initial Yield:	-		
Comp ID:	<b>3281728</b>	Sale Conditions:	<b>Auction Sale</b>
Research Status:	<b>Confirmed</b>		
			
<b>38</b>	<b>70 Jubilee Cres</b>		<b>SOLD</b>
<b>Coventry, CV6 3ET</b>		<b>West Midlands County</b>	
Sale Date:	<b>03/12/2015 (43 days on mkt)</b>	Bldg Type:	<b>RetailStorefront Retail/Residential</b>
Sale Price:	<b>£200,000 - Confirmed</b>	Year Built/Age:	<b>Built 1910 Age: 105</b>
Price/SF:	<b>£248.76</b>	NIA:	<b>804 SF</b>
Reversionary Yield:	-		
Net Initial Yield:	-		
Comp ID:	<b>3457344</b>	Sale Conditions:	<b>Auction Sale, High Vacancy Property</b>
Research Status:	<b>Confirmed</b>		
			
<b>39</b>	<b>16-18 Longford Rd</b>		<b>SOLD</b>
<b>Coventry, CV6 6DX</b>		<b>West Midlands County</b>	
Sale Date:	<b>17/11/2016 (90 days on mkt)</b>	Bldg Type:	<b>RetailStorefront Retail/Residential</b>
Sale Price:	<b>£170,000 - Confirmed</b>	Year Built/Age:	<b>Built 1920 Age: 96</b>
Price/SF:	<b>£51.78</b>	NIA:	<b>3,283 SF</b>
Reversionary Yield:	-		
Net Initial Yield:	-		
Comp ID:	<b>3756356</b>	Sale Conditions:	-
Research Status:	<b>Confirmed</b>		
			
<b>40</b>	<b>Lower Precinct Shopping Centre, Unit 91-101 - Lower Prec</b>		<b>SOLD</b>
<b>Coventry, CV1 1DS</b>		<b>West Midlands County</b>	
Sale Date:	<b>08/04/2015 (40 days on mkt)</b>	Unit Type:	<b>47,196 SF Retail Unit</b>
Sale Price:	<b>£3,250,000 - Confirmed</b>	Year Built/Age:	<b>Built 1958 Renov 2002 Age: 56</b>
Price/SF:	<b>£68.86</b>	NIA:	<b>47,196 SF</b>
Reversionary Yield:	-		
Net Initial Yield:	<b>11.34%</b>		
Comp ID:	<b>3271228</b>	Sale Conditions:	-
Research Status:	<b>Confirmed</b>		
			
<b>41</b>	<b>Lower Precinct Shopping Centre, Unit 2/12 - Lower Prec (Part of Multi-Unit)</b>		<b>SOLD</b>
<b>Coventry, CV1 1DS</b>		<b>West Midlands County</b>	
Sale Date:	<b>01/10/2015 (196 days on mkt)</b>	Unit Type:	<b>7,579 SF Retail Unit</b>
Sale Price:	-	Year Built/Age:	<b>Built 1958 Renov 2002 Age: 57</b>
Price/SF:	-	NIA:	<b>7,579 SF</b>
Reversionary Yield:	-		
Net Initial Yield:	-		
Comp ID:	<b>3434641</b>	Sale Conditions:	-
Research Status:	<b>Research Complete</b>		
			
<b>42</b>	<b>Lower Precinct Shopping Centre, Unit 14/16 - Lower Prec (Part of Multi-Unit)</b>		<b>SOLD</b>
<b>Coventry, CV1 1DS</b>		<b>West Midlands County</b>	
Sale Date:	<b>01/10/2015 (196 days on mkt)</b>	Unit Type:	<b>105,043 SF Retail Unit</b>
Sale Price:	-	Year Built/Age:	<b>Built 1958 Renov 2002 Age: 57</b>
Price/SF:	-	NIA:	<b>105,043 SF</b>
Reversionary Yield:	-		
Net Initial Yield:	-		
Comp ID:	<b>3434641</b>	Sale Conditions:	-
Research Status:	<b>Research Complete</b>		
			



<b>43</b>	<b>Lower Precinct Shopping Centre, Unit 82/92 - Lower Prec (Part of Multi-Unit)</b>	<b>SOLD</b>
<p><b>Coventry, CV1 1DS</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>01/10/2015 (196 days on mkt)</b>      Unit Type: <b>21,204 SF Retail Unit</b>  Sale Price: -      Year Built/Age: <b>Built 1958 Renov 2002 Age: 57</b>  Price/SF: -      NIA: <b>21,204 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3353641</b>      Sale Conditions: -  Research Status: <b>Research Complete</b></p>		
		
<b>44</b>	<b>47 Mercer Ave</b>	<b>SOLD</b>
<p><b>Coventry, CV2 4PN</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>24/03/2015 (14 days on mkt)</b>      Bldg Type: <b>Retail</b>  Sale Price: <b>£98,000 - Confirmed</b>      Year Built/Age: <b>Built 1987 Age: 27</b>  Price/SF: <b>£66.08</b>      NIA: <b>1,483 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3353377</b>      Sale Conditions: <b>Auction Sale</b>  Research Status: <b>Confirmed</b></p>		
		
<b>45</b>	<b>Ernesford Grange - Quorn Way</b>	<b>SOLD</b>
<p><b>Coventry, CV3 2JU</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>01/06/2015 (70 days on mkt)</b>      Bldg Type: <b>RetailStorefront</b>  Sale Price: <b>£1,675,000 - Confirmed</b>      Year Built/Age: <b>Built 1967 Age: 47</b>  Price/SF: <b>£114.63</b>      NIA: <b>14,612 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: <b>7.80%</b>  Comp ID: <b>3322331</b>      Sale Conditions: -  Research Status: <b>Confirmed</b></p>		
		
<b>46</b>	<b>117 Radford Rd</b>	<b>SOLD</b>
<p><b>Coventry, CV6 3BQ</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>16/02/2015 (298 days on mkt)</b>      Bldg Type: <b>RetailStorefront Retail/Residential</b>  Sale Price: <b>£115,000 - Confirmed</b>      Year Built/Age: <b>Built 1959 Age: 56</b>  Price/SF: <b>£298.70</b>      NIA: <b>385 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3234317</b>      Sale Conditions: -  Research Status: <b>Confirmed</b></p>		
		
<b>47</b>	<b>129 Radford Rd</b>	<b>SOLD</b>
<p><b>Coventry, CV6 3BQ</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>23/10/2015 (52 days on mkt)</b>      Bldg Type: <b>RetailStorefront Retail/Residential</b>  Sale Price: <b>£97,500 - Confirmed</b>      Year Built/Age: <b>Built 1910 Age: 105</b>  Price/SF: <b>£221.59</b>      NIA: <b>440 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: <b>5.09%</b>  Comp ID: <b>3434675</b>      Sale Conditions: -  Research Status: <b>Confirmed</b></p>		
		
<b>48</b>	<b>117-117A Ringwood Highway</b>	<b>FOR SALE</b>
<p><b>Coventry, CV2 2GT</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Asking Price: <b>£74,950</b>      Sale Type: <b>Investment</b>  Price/SF: <b>£162.93</b>      Bldg Type: <b>Retail</b>  Days on Market: <b>91</b>      Bldg Status: -  Sale Status: <b>Active</b>      NIA: <b>460 SF</b></p> <p>Net Initial Yield: <b>6.55%</b>      Sale Conditions: -</p>		
		

<b>49</b>	<b>3 Roundhouse Rd</b>		<b>FOR SALE</b>
<b>Coventry, CV3 1DA</b>		<b>West Midlands County</b>	
Asking Price: <b>£159,950</b>	Sale Type: <b>Investment</b>		
Price/SF: <b>£266.58</b>	Bldg Type: <b>RetailStorefront Retail/Residential</b>		
Days on Market: <b>866</b>	Bldg Status: <b>Built 1970</b>		
Sale Status: <b>Active</b>	NIA: <b>600 SF</b>		
Net Initial Yield: -	Sale Conditions: -		
<b>50</b>	<b>117 Sovereign Rd</b>		<b>SOLD</b>
<b>Coventry, CV5 6JB</b>		<b>West Midlands County</b>	
Sale Date: <b>30/06/2016 (476 days on mkt)</b>	Bldg Type: <b>Retail</b>		
Sale Price: <b>£195,000 - Confirmed</b>	Year Built/Age: <b>Built 1900 Age: 116</b>		
Price/SF: <b>£128.88</b>	NIA: <b>1,513 SF</b>		
Reversionary Yield: -	Sale Conditions: <b>Redevelopment Project</b>		
Net Initial Yield: -			
Comp ID: <b>3641985</b>			
Research Status: <b>Confirmed</b>			
<b>51</b>	<b>13 Station St W</b>		<b>FOR SALE</b>
<b>Coventry, CV6 5NA</b>		<b>West Midlands County</b>	
Asking Price: <b>£189,950</b>	Sale Type: <b>Investment OR Owner/User</b>		
Price/SF: <b>£521.84</b>	Bldg Type: <b>RetailStorefront Retail/Residential</b>		
Days on Market: <b>1000</b>	Bldg Status: <b>Built 1938</b>		
Sale Status: <b>Active</b>	NIA: <b>364 SF</b>		
Net Initial Yield: -	Sale Conditions: -		
<b>52</b>	<b>35-37 Stoney Stanton Rd</b>		<b>SOLD</b>
<b>Coventry, CV1 4FF</b>		<b>West Midlands County</b>	
Sale Date: <b>04/03/2016 (415 days on mkt)</b>	Bldg Type: <b>RetailStorefront Retail/Residential</b>		
Sale Price: <b>£252,000 - Confirmed</b>	Year Built/Age: <b>Built 1989 Age: 27</b>		
Price/SF: <b>£135.34</b>	NIA: <b>1,862 SF</b>		
Reversionary Yield: -	Sale Conditions: -		
Net Initial Yield: -			
Comp ID: <b>3538694</b>			
Research Status: <b>Confirmed</b>			
<b>53</b>	<b>596 Stoney Stanton Rd</b>		<b>SOLD</b>
<b>Coventry, CV6 5GA</b>		<b>West Midlands County</b>	
Sale Date: <b>19/11/2015 (13 days on mkt)</b>	Bldg Type: <b>RetailStorefront Retail/Residential</b>		
Sale Price: <b>£150,000 - Confirmed</b>	Year Built/Age: <b>Built 1999 Age: 16</b>		
Price/SF: <b>£280.90</b>	NIA: <b>534 SF</b>		
Reversionary Yield: -	Sale Conditions: <b>Auction Sale</b>		
Net Initial Yield: -			
Comp ID: <b>3488935</b>			
Research Status: <b>Confirmed</b>			
<b>54</b>	<b>5-11 The Precinct (Part of Portfolio)</b>		<b>SOLD</b>
<b>Coventry, CV1 1DD</b>		<b>West Midlands County</b>	
Sale Date: <b>06/10/2016 (70 days on mkt)</b>	Bldg Type: <b>RetailStorefront</b>		
Sale Price: -	Year Built/Age: <b>Built 1982 Age: 34</b>		
Price/SF: -	NIA: <b>9,495 SF</b>		
Reversionary Yield: -	Sale Conditions: <b>Bulk/Portfolio Sale</b>		
Net Initial Yield: -			
Comp ID: <b>3731187</b>			
Research Status: <b>Research Complete</b>			

<b>55</b>	<b>8 The Precinct (Part of Portfolio)</b>	<b>SOLD</b>
<p><b>Coventry, CV1 1DE</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>06/10/2016 (70 days on mkt)</b>      Bldg Type: <b>RetailStorefront</b>  Sale Price: -      Year Built/Age: <b>Built 1960 Age: 56</b>  Price/SF: -      NIA: <b>1,575 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3731187</b>      Sale Conditions: <b>Bulk/Portfolio Sale</b>  Research Status: <b>Research Complete</b></p>		
<b>56</b>	<b>12 The Precinct (Part of Portfolio)</b>	<b>SOLD</b>
<p><b>Coventry, CV1 1DE</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>06/10/2016 (70 days on mkt)</b>      Bldg Type: <b>RetailStorefront</b>  Sale Price: -      Year Built/Age: <b>Built 1976 Age: 39</b>  Price/SF: -      NIA: <b>1,873 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3731187</b>      Sale Conditions: <b>Bulk/Portfolio Sale</b>  Research Status: <b>Research Complete</b></p>		
<b>57</b>	<b>13 The Precinct (Part of Portfolio)</b>	<b>SOLD</b>
<p><b>Coventry, CV1 1DD</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>06/10/2016 (70 days on mkt)</b>      Bldg Type: <b>RetailStorefront</b>  Sale Price: -      Year Built/Age: <b>Built 1958 Age: 58</b>  Price/SF: -      NIA: <b>4,220 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3731187</b>      Sale Conditions: <b>Bulk/Portfolio Sale</b>  Research Status: <b>Research Complete</b></p>		
<b>58</b>	<b>16 The Precinct (Part of Portfolio)</b>	<b>SOLD</b>
<p><b>Coventry, CV1 1DE</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>06/10/2016 (70 days on mkt)</b>      Bldg Type: <b>RetailStorefront</b>  Sale Price: -      Year Built/Age: <b>Built 1977 Age: 39</b>  Price/SF: -      NIA: <b>1,752 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3731187</b>      Sale Conditions: <b>Bulk/Portfolio Sale</b>  Research Status: <b>Research Complete</b></p>		
<b>59</b>	<b>17-19 The Precinct (Part of Portfolio)</b>	<b>SOLD</b>
<p><b>Coventry, CV1 1DD</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>06/10/2016 (70 days on mkt)</b>      Bldg Type: <b>RetailStorefront</b>  Sale Price: -      Year Built/Age: <b>Built 1987 Age: 29</b>  Price/SF: -      NIA: <b>3,222 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3731187</b>      Sale Conditions: <b>Bulk/Portfolio Sale</b>  Research Status: <b>Research Complete</b></p>		
<b>60</b>	<b>20 The Precinct (Part of Portfolio)</b>	<b>SOLD</b>
<p><b>Coventry, CV1 1DE</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>06/10/2016 (70 days on mkt)</b>      Bldg Type: <b>RetailStorefront</b>  Sale Price: -      Year Built/Age: <b>Built 1970 Age: 46</b>  Price/SF: -      NIA: <b>1,781 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3731187</b>      Sale Conditions: <b>Bulk/Portfolio Sale</b>  Research Status: <b>Research Complete</b></p>		

<b>61</b>	<b>21-23 The Precinct (Part of Portfolio)</b>	<b>SOLD</b>
<p><b>Coventry, CV1 1DD</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>06/10/2016 (70 days on mkt)</b>      Bldg Type: <b>RetailStorefront</b>  Sale Price: -      Year Built/Age: <b>Built 1980 Age: 36</b>  Price/SF: -      NIA: <b>3,160 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3731187</b>      Sale Conditions: <b>Bulk/Portfolio Sale</b>  Research Status: <b>Research Complete</b></p>		
		
<b>62</b>	<b>24 The Precinct (Part of Portfolio)</b>	<b>SOLD</b>
<p><b>Coventry, CV1 1DE</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>06/10/2016 (70 days on mkt)</b>      Bldg Type: <b>RetailStorefront</b>  Sale Price: -      Year Built/Age: <b>Built 1976 Age: 40</b>  Price/SF: -      NIA: <b>2,754 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3731187</b>      Sale Conditions: <b>Bulk/Portfolio Sale</b>  Research Status: <b>Research Complete</b></p>		
		
<b>63</b>	<b>25-27 The Precinct (Part of Portfolio)</b>	<b>SOLD</b>
<p><b>Coventry, CV1 1DD</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>06/10/2016 (70 days on mkt)</b>      Bldg Type: <b>RetailStorefront</b>  Sale Price: -      Year Built/Age: <b>Built 1984 Age: 32</b>  Price/SF: -      NIA: <b>3,680 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3731187</b>      Sale Conditions: <b>Bulk/Portfolio Sale</b>  Research Status: <b>Research Complete</b></p>		
		
<b>64</b>	<b>29-31 The Precinct (Part of Portfolio)</b>	<b>SOLD</b>
<p><b>Coventry, CV1 1DD</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>06/10/2016 (70 days on mkt)</b>      Bldg Type: <b>RetailStorefront</b>  Sale Price: -      Year Built/Age: <b>Built 1981 Age: 35</b>  Price/SF: -      NIA: <b>5,746 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3731187</b>      Sale Conditions: <b>Bulk/Portfolio Sale</b>  Research Status: <b>Research Complete</b></p>		
		
<b>65</b>	<b>32 The Precinct (Part of Portfolio)</b>	<b>SOLD</b>
<p><b>Coventry, CV1 1DE</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>06/10/2016 (70 days on mkt)</b>      Bldg Type: <b>RetailStorefront</b>  Sale Price: -      Year Built/Age: <b>Built 1975 Age: 41</b>  Price/SF: -      NIA: <b>2,672 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3731187</b>      Sale Conditions: <b>Bulk/Portfolio Sale</b>  Research Status: <b>Research Complete</b></p>		
		
<b>66</b>	<b>35-37 The Precinct (Part of Portfolio)</b>	<b>SOLD</b>
<p><b>Coventry, CV1 1DD</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>06/10/2016 (70 days on mkt)</b>      Bldg Type: <b>RetailStorefront</b>  Sale Price: -      Year Built/Age: <b>Built 1977 Age: 39</b>  Price/SF: -      NIA: <b>3,150 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3731187</b>      Sale Conditions: <b>Bulk/Portfolio Sale</b>  Research Status: <b>Research Complete</b></p>		
		

<b>67</b>	<b>38-42 The Precinct (Part of Portfolio)</b>	<b>SOLD</b>
<p><b>Coventry, CV1 1DE</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>06/10/2016 (70 days on mkt)</b>      Bldg Type: <b>RetailStorefront</b>  Sale Price: -      Year Built/Age: <b>Built 1977 Age: 39</b>  Price/SF: -      NIA: <b>4,277 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3731187</b>      Sale Conditions: <b>Bulk/Portfolio Sale</b>  Research Status: <b>Research Complete</b></p>		
		
<b>68</b>	<b>39-41 The Precinct (Part of Portfolio)</b>	<b>SOLD</b>
<p><b>Coventry, CV1 1DD</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>06/10/2016 (70 days on mkt)</b>      Bldg Type: <b>RetailStorefront</b>  Sale Price: -      Year Built/Age: <b>Built 1977 Age: 38</b>  Price/SF: -      NIA: <b>3,496 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3731187</b>      Sale Conditions: <b>Bulk/Portfolio Sale</b>  Research Status: <b>Research Complete</b></p>		
		
<b>69</b>	<b>40-44 The Precinct (Part of Portfolio)</b>	<b>SOLD</b>
<p><b>Coventry, CV1 1DE</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>06/10/2016 (70 days on mkt)</b>      Bldg Type: <b>RetailStorefront</b>  Sale Price: -      Year Built/Age: <b>Built 1978 Age: 38</b>  Price/SF: -      NIA: <b>9,152 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3731187</b>      Sale Conditions: <b>Bulk/Portfolio Sale</b>  Research Status: <b>Research Complete</b></p>		
		
<b>70</b>	<b>Former Nightclub Premises - Tower St</b>	<b>FOR SALE</b>
<p><b>Coventry, CV1 1JS</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Asking Price: -      Sale Type: <b>Investment OR Owner/User</b>  Price/SF: -      Bldg Type: <b>RetailBar</b>  Days on Market: <b>18</b>      Bldg Status: <b>Built 1979</b>  Sale Status: <b>Active</b>      NIA: <b>18,509 SF</b></p> <p>Net Initial Yield: -  Sale Conditions: -</p>		
		
<b>71</b>	<b>The Loft - 22 Trinity St</b>	<b>SOLD</b>
<p><b>Coventry, CV1 1FJ</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>03/08/2015 (248 days on mkt)</b>      Bldg Type: <b>RetailBar</b>  Sale Price: <b>£230,000 - Confirmed</b>      Year Built/Age: <b>Built 1966 Age: 48</b>  Price/SF: <b>£58.54</b>      NIA: <b>3,929 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3554634</b>      Sale Conditions: -  Research Status: <b>Confirmed</b></p>		
		
<b>72</b>	<b>Phase 2a - Belgrade Plaza - Upper Well St</b>	<b>SOLD</b>
<p><b>Coventry, CV1 4BF</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>17/11/2016</b>      Bldg Type: <b>RetailStorefront Retail/Residential</b>  Sale Price: <b>£16,500,000 - Confirmed</b>      Year Built/Age: <b>Built 2005 Age: 10</b>  Price/SF: <b>£206.47</b>      NIA: <b>79,914 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: <b>7.28%</b>  Comp ID: <b>3756261</b>      Sale Conditions: -  Research Status: <b>Confirmed</b></p>		
		

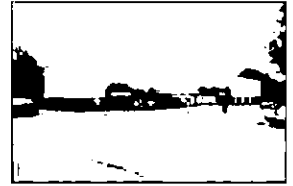
<b>73</b>	<b>96 Walsgrave Rd</b>	<b>SOLD</b>
<p><b>Coventry, CV2 4ED</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>03/02/2017 (102 days on mkt)</b>      Bldg Type: <b>RetailStorefront</b>  Sale Price: <b>£175,500 - Confirmed</b>      Year Built/Age: <b>Built 1950 Age: 67</b>  Price/SF: <b>£269.59</b>      NIA: <b>651 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3844169</b>      Sale Conditions: <b>Distress Sale</b>  Research Status: <b>Confirmed</b></p> 		
<b>74</b>	<b>233-233A Walsgrave Rd</b>	<b>SOLD</b>
<p><b>Coventry, CV2 4HH</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>19/08/2016 (149 days on mkt)</b>      Bldg Type: <b>RetailStorefront Retail/Residential</b>  Sale Price: <b>£195,000 - Confirmed</b>      Year Built/Age: <b>Built 1890 Age: 126</b>  Price/SF: <b>£353.90</b>      NIA: <b>551 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: <b>6.53%</b>  Comp ID: <b>3690794</b>      Sale Conditions: -  Research Status: <b>Confirmed</b></p> 		
<b>75</b>	<b>289 Walsgrave Rd</b>	<b>SOLD</b>
<p><b>Coventry, CV2 4BE</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>16/09/2016 (112 days on mkt)</b>      Bldg Type: <b>RetailStorefront</b>  Sale Price: <b>£120,000 - Confirmed</b>      Year Built/Age: <b>Built 1960 Age: 56</b>  Price/SF: <b>£120.97</b>      NIA: <b>992 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3722725</b>      Sale Conditions: -  Research Status: <b>Confirmed</b></p> 		
<b>76</b>	<b>310-310A Walsgrave Rd</b>	<b>SOLD</b>
<p><b>Coventry, CV2 4BL</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>07/02/2017 (18 days on mkt)</b>      Bldg Type: <b>Retail</b>  Sale Price: <b>£181,000 - Confirmed</b>      Year Built/Age: <b>Built 1940 Age: 76</b>  Price/SF: <b>£85.38</b>      NIA: <b>2,120 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: <b>4.42%</b>  Comp ID: <b>3833611</b>      Sale Conditions: <b>Auction Sale</b>  Research Status: <b>Confirmed</b></p> 		
<b>77</b>	<b>25 Warwick Row</b>	<b>SOLD</b>
<p><b>Coventry, CV1 1EY</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>21/05/2015</b>      Bldg Type: <b>RetailRestaurant</b>  Sale Price: <b>£452,500 - Confirmed</b>      Year Built/Age: <b>Built 1790 Age: 225</b>  Price/SF: <b>£119.49</b>      NIA: <b>3,787 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3331300</b>      Sale Conditions: <b>Auction Sale</b>  Research Status: <b>Confirmed</b></p> 		
<b>78</b>	<b>The Hub - 88 Wheelwright Ln</b>	<b>SOLD</b>
<p><b>Coventry, CV6 4HH</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>01/11/2014 (22 days on mkt)</b>      Bldg Type: <b>Retail</b>  Sale Price: <b>£400,000 - Confirmed</b>      Year Built/Age: <b>Built 1920 Age: 94</b>  Price/SF: <b>£133.33</b>      NIA: <b>3,000 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3260855</b>      Sale Conditions: -  Research Status: <b>Confirmed</b></p> 		

**Coventry, CV3 4LA**

**West Midlands County**

Sale Date: **04/03/2015**  
Sale Price: **£5,900,000 - Confirmed**  
Price/SF: **£162.43**

Bldg Type: **Retail**  
Year Built/Age: **Built 1986 Age: 29**  
NIA: **36,323 SF**



Reversionary Yield: -  
Net Initial Yield: **8.75%**  
Comp ID: **3246348**  
Research Status: **Confirmed**

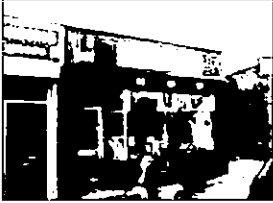





Sale Conditions: -



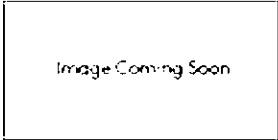



## Sales Comps - Retail Outer Coventry Submarket (Last 3yrs)

Comps Statistics					
	Low	Average	Median	High	Count
Price					
For Sale & UC/Pending	£59,950	£152,458	£169,975	£249,950	6
Sold Transactions	£91,000	£1,166,806	£195,000	£19,450,000	31
Centre Size					
For Sale & UC/Pending	309 SF	832 SF	492 SF	2,265 SF	7
Sold Transactions	385 SF	6,471 SF	1,000 SF	103,163 SF	36
Price per SF					
For Sale & UC/Pending	£121.85	£257.17	£227.12	£582.52	6
Sold Transactions	£45.79	£171.07	£198.56	£580.69	31
Net Initial Yield					
For Sale & UC/Pending	6.55%	6.55%	6.55%	6.55%	1
Sold Transactions	4.42%	6.64%	6.97%	8.75%	8
Days on Market					
For Sale & UC/Pending	90	596	316	1,635	7
Sold Transactions	13	239	113	1,120	29
Sale Price to Asking Price Ratio					
Sold Transactions	68.00%	102.18%	100.00%	150.83%	22
<b>Totals</b>					
For Sale & UC/Pending	Asking Price Total:	£914,750	Total For Sale Transactions:		7
Sold Transactions	Total Sales Volume:	£36,171,000	Total Sales Transactions:		36
	<b>Total Included in Analysis:</b>	<b>£37,085,750</b>	<b>Total Included in Analysis:</b>		<b>43</b>
<b>Survey Criteria</b>					
basic criteria: Type of Property - <b>Retail</b> ; Sale Date - <b>01/08/2014 - 22/08/2017</b> ; Sale Status - <b>Under Offer, Sold, For Sale</b> ; Return and Search on Portfolio Sales as Individual Properties - <b>Yes</b>					
geography criteria: Submarket - <b>Outer Coventry (Coventry)</b>					



<b>1</b>	<b>75-77 Albany Rd</b>	<b>SOLD</b>
<p><b>Coventry, CV5 6JR</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>30/11/2014 (179 days on mkt)</b>    Bldg Type: <b>RetailAuto Dealership</b>  Sale Price: -    Year Built/Age: <b>Built 1967 Age: 47</b>  Price/SF: -    NIA: <b>3,913 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3416538</b>    Sale Conditions: -  Research Status: <b>Research Complete</b></p>		
<b>2</b>	<b>147-149 Albany Rd</b>	<b>SOLD</b>
<p><b>Coventry, CV5 6ND</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>01/04/2016 (702 days on mkt)</b>    Bldg Type: <b>RetailStorefront Retail/Office</b>  Sale Price: <b>£350,000 - Confirmed</b>    Year Built/Age: -  Price/SF: <b>£79.38</b>    NIA: <b>4,409 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3557970</b>    Sale Conditions: -  Research Status: <b>Confirmed</b></p>		
<b>3</b>	<b>63-65 Barkers Butts Ln</b>	<b>SOLD</b>
<p><b>Coventry, CV6 1DU</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>07/04/2016 (182 days on mkt)</b>    Bldg Type: <b>RetailStorefront Retail/Residential</b>  Sale Price: <b>£250,000 - Confirmed</b>    Year Built/Age: <b>Built 1900 Age: 116</b>  Price/SF: <b>£248.26</b>    NIA: <b>1,007 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: <b>7.62%</b>  Comp ID: <b>3565595</b>    Sale Conditions: -  Research Status: <b>Confirmed</b></p>		
<b>4</b>	<b>76-76A Barkers Butts Ln</b>	<b>SOLD</b>
<p><b>Coventry, CV6 1DY</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>14/06/2017 (247 days on mkt)</b>    Bldg Type: <b>RetailStorefront</b>  Sale Price: <b>£260,000 - Confirmed</b>    Year Built/Age: <b>Built 1900 Age: 117</b>  Price/SF: <b>£302.68</b>    NIA: <b>859 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3973881</b>    Sale Conditions: -  Research Status: <b>Confirmed</b></p>		
<b>5</b>	<b>481-481a Beake Ave</b>	<b>SOLD</b>
<p><b>Coventry, CV6 2HT</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>16/12/2015 (111 days on mkt)</b>    Bldg Type: <b>RetailStorefront Retail/Residential</b>  Sale Price: <b>£190,000 - Confirmed</b>    Year Built/Age: <b>Built 1980 Age: 35</b>  Price/SF: <b>£457.83</b>    NIA: <b>415 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3526339</b>    Sale Conditions: -  Research Status: <b>Confirmed</b></p>		
<b>6</b>	<b>B&amp;Q - Brandon Rd</b>	<b>SOLD</b>
<p><b>Coventry, CV3 2AN</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>26/10/2016</b>    Bldg Type: <b>RetailFreestanding</b>  Sale Price: <b>£19,450,000 - Confirmed</b>    Year Built/Age: <b>Built 2002 Age: 14</b>  Price/SF: <b>£188.54</b>    NIA: <b>103,163 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: <b>7.40%</b>  Comp ID: <b>3749862</b>    Sale Conditions: -  Research Status: <b>Confirmed</b></p>		

<b>7</b>	<b>7 Copperfield Rd</b>	<b>PENDING</b>
<p><b>Coventry, CV2 4AQ</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Asking Price: <b>£59,950</b>      Sale Type: <b>Owner/User</b>  Price/SF: <b>£121.85</b>      Bldg Type: <b>RetailStorefront</b>  Days on Market: <b>1635</b>      Bldg Status: <b>Built 1950</b>  Sale Status: <b>Pending</b>      NIA: <b>492 SF</b></p> <p>Net Initial Yield: -      Sale Conditions: -</p> 		
<b>8</b>	<b>87 Cross Rd</b>	<b>SOLD</b>
<p><b>Coventry, CV6 5GR</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>02/02/2015 (25 days on mkt)</b>      Bldg Type: <b>RetailStorefront Retail/Residential</b>  Sale Price: -      Year Built/Age: <b>Built 1967 Age: 47</b>  Price/SF: -      NIA: <b>945 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3353321</b>      Sale Conditions: -  Research Status: <b>Research Complete</b></p> 		
<b>9</b>	<b>127 Daventry Rd</b>	<b>SOLD</b>
<p><b>Coventry, CV3 5HD</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>11/10/2016 (263 days on mkt)</b>      Bldg Type: <b>RetailStorefront Retail/Residential</b>  Sale Price: <b>£245,000 - Confirmed</b>      Year Built/Age: <b>Built 1930 Age: 86</b>  Price/SF: <b>£270.42</b>      NIA: <b>906 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3727263</b>      Sale Conditions: -  Research Status: <b>Confirmed</b></p> 		
<b>10</b>	<b>80-80A Dawlish Dr</b>	<b>SOLD</b>
<p><b>Coventry, CV3 5NA</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>10/10/2014 (150 days on mkt)</b>      Bldg Type: <b>RetailStorefront Retail/Residential</b>  Sale Price: <b>£91,000 - Confirmed</b>      Year Built/Age: <b>Built 1971 Age: 43</b>  Price/SF: <b>£170.41</b>      NIA: <b>534 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3162540</b>      Sale Conditions: -  Research Status: <b>Confirmed</b></p> 		
<b>11</b>	<b>34-36 Earlsdon St</b>	<b>FOR SALE</b>
<p><b>Coventry, CV5 6EJ</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Asking Price: -      Sale Type: <b>Owner/User</b>  Price/SF: -      Bldg Type: <b>RetailBank</b>  Days on Market: <b>90</b>      Bldg Status: <b>Built 1960</b>  Sale Status: <b>Active</b>      NIA: <b>2,265 SF</b></p> <p>Net Initial Yield: -      Sale Conditions: -</p> 		
<b>12</b>	<b>44 Earlsdon St</b>	<b>SOLD</b>
<p><b>Coventry, CV5 6EJ</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>02/03/2017 (42 days on mkt)</b>      Bldg Type: <b>RetailStorefront</b>  Sale Price: <b>£219,000 - Confirmed</b>      Year Built/Age: <b>Built 1900 Age: 117</b>  Price/SF: <b>£268.05</b>      NIA: <b>817 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3917999</b>      Sale Conditions: <b>Auction Sale</b>  Research Status: <b>Confirmed</b></p> 		

<b>13</b>	<b>44 Earlsdon St</b>	<b>SOLD</b>
<p><b>Coventry, CV5 6EJ</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>04/11/2016 (101 days on mkt)</b>    Bldg Type: <b>RetailStorefront</b>  Sale Price: <b>£180,000 - Confirmed</b>    Year Built/Age: <b>Built 1900 Age: 116</b>  Price/SF: <b>£220.32</b>    NIA: <b>817 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3756414</b>    Sale Conditions: -  Research Status: <b>Confirmed</b></p>		
		
<b>14</b>	<b>Tesco Express - Far Gosford St</b>	<b>SOLD</b>
<p><b>Coventry, CV1 5DT</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>01/03/2015 (591 days on mkt)</b>    Bldg Type: <b>RetailStorefront Retail/Residential</b>  Sale Price: <b>£2,400,000 - Confirmed</b>    Year Built/Age: -  Price/SF: <b>£580.69</b>    NIA: <b>4,133 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3407498</b>    Sale Conditions: -  Research Status: <b>Confirmed</b></p>		
		
<b>15</b>	<b>29-30 Far Gosford St</b>	<b>SOLD</b>
<p><b>Coventry, CV1 5DW</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>22/07/2016</b>    Bldg Type: <b>RetailStorefront Retail/Residential</b>  Sale Price: <b>£275,000 - Confirmed</b>    Year Built/Age: -  Price/SF: <b>£198.56</b>    NIA: <b>1,385 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3693447</b>    Sale Conditions: -  Research Status: <b>Confirmed</b></p>		
		
<b>16</b>	<b>378-386 Foleshill Rd</b>	<b>SOLD</b>
<p><b>Coventry, CV6 5AN</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>22/01/2016 (113 days on mkt)</b>    Bldg Type: <b>RetailStorefront</b>  Sale Price: -    Year Built/Age: <b>Built 1930 Age: 86</b>  Price/SF: -    NIA: <b>14,820 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3502277</b>    Sale Conditions: <b>Auction Sale</b>  Research Status: <b>Research Complete</b></p>		
		
<b>17</b>	<b>498 Foleshill Rd</b>	<b>PENDING</b>
<p><b>Coventry, CV6 5HP</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Asking Price: <b>£180,000</b>    Sale Type: <b>Owner/User</b>  Price/SF: <b>£582.52</b>    Bldg Type: <b>Retail</b>  Days on Market: <b>316</b>    Bldg Status: <b>Built 1950</b>  Sale Status: <b>Pending</b>    NIA: <b>309 SF</b></p> <p>Net Initial Yield: -  Sale Conditions: -</p>		
		
<b>18</b>	<b>557-561 Foleshill Rd</b>	<b>SOLD</b>
<p><b>Coventry, CV6 5RA</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>01/07/2015 (756 days on mkt)</b>    Bldg Type: <b>RetailStorefront</b>  Sale Price: <b>£535,000 - Confirmed</b>    Year Built/Age: -  Price/SF: <b>£121.98</b>    NIA: <b>4,386 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3369108</b>    Sale Conditions: -  Research Status: <b>Confirmed</b></p>		
		

<b>19</b>	<b>69-71 Hearsall Ln</b>	<b>SOLD</b>
<p><b>Coventry, CV5 6HF</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>22/08/2014 (228 days on mkt)</b>    Bldg Type: <b>Retail</b>  Sale Price: <b>£170,000 - Confirmed</b>    Year Built/Age: <b>-</b>  Price/SF: <b>£45.79</b>    NIA: <b>3,713 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3102648</b>    Sale Conditions: -  Research Status: <b>Confirmed</b></p>		
		
<b>20</b>	<b>30 Hen Ln</b>	<b>PENDING</b>
<p><b>Coventry, CV6 4LB</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Asking Price: <b>£249,950</b>    Sale Type: <b>Owner/User</b>  Price/SF: <b>£187.65</b>    Bldg Type: <b>Retail</b>  Days on Market: <b>172</b>    Bldg Status: <b>Built 1900</b>  Sale Status: <b>Pending</b>    NIA: <b>1,332 SF</b></p> <p>Net Initial Yield: -  Sale Conditions: -</p>		
		
<b>21</b>	<b>Woodway Service Station - 120-124 Hinckley Rd (Part of Portfolio)</b>	<b>SOLD</b>
<p><b>Coventry, CV2 2EU</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>01/01/2017</b>    Bldg Type: <b>RetailService Station</b>  Sale Price: -    Year Built/Age: <b>-</b>  Price/SF: -    NIA: <b>959 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: <b>7.00%</b>  Comp ID: <b>3899577</b>    Sale Conditions: <b>Bulk/Portfolio Sale</b>  Research Status: <b>Research Complete</b></p>		
		
<b>22</b>	<b>Former Peugeot Dealership - 318 Holbrook Ln</b>	<b>SOLD</b>
<p><b>Coventry, CV6 4AB</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>23/09/2014 (676 days on mkt)</b>    Bldg Type: <b>Retail</b>  Sale Price: <b>£800,000 - Confirmed</b>    Year Built/Age: <b>Built 2009 Age: 5</b>  Price/SF: <b>£60.26</b>    NIA: <b>13,275 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3223792</b>    Sale Conditions: -  Research Status: <b>Confirmed</b></p>		
		
<b>23</b>	<b>320 Holyhead Rd</b>	<b>SOLD</b>
<p><b>Coventry, CV5 8LH</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>01/06/2016 (1,120 days on mkt)</b>    Bldg Type: <b>RetailStorefront Retail/Residential</b>  Sale Price: -    Year Built/Age: <b>Built 1938 Age: 77</b>  Price/SF: -    NIA: <b>886 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3677743</b>    Sale Conditions: -  Research Status:</p>		
		
<b>24</b>	<b>15-17 Humber Rd</b>	<b>SOLD</b>
<p><b>Coventry, CV3 1AT</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>01/10/2015</b>    Bldg Type: <b>RetailStorefront Retail/Residential</b>  Sale Price: <b>£825,000 - Confirmed</b>    Year Built/Age: <b>Built 1992 Age: 23</b>  Price/SF: <b>£243.08</b>    NIA: <b>3,394 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: <b>5.50%</b>  Comp ID: <b>3466463</b>    Sale Conditions: -  Research Status: <b>Confirmed</b></p>		
		

<b>25</b>	<b>30 Humber Rd</b>			<b>SOLD</b>
<b>Coventry, CV3 1BA</b>		<b>West Midlands County</b>		
Sale Date:	11/09/2014	Bldg Type:	RetailStorefront Retail/Residential	
Sale Price:	£115,000 - Confirmed	Year Built/Age:	Built 1900 Age: 114	
Price/SF:	£127.78	NIA:	900 SF	
Reversionary Yield:	-			
Net Initial Yield:	-			
Comp ID:	3281727	Sale Conditions:	Auction Sale	
Research Status:	Confirmed			
<b>26</b>	<b>32 Humber Rd</b>			<b>SOLD</b>
<b>Coventry, CV3 1BA</b>		<b>West Midlands County</b>		
Sale Date:	11/09/2014	Bldg Type:	Retail	
Sale Price:	£144,000 - Confirmed	Year Built/Age:	Built 1900 Age: 114	
Price/SF:	£225.71	NIA:	638 SF	
Reversionary Yield:	-			
Net Initial Yield:	-			
Comp ID:	3281728	Sale Conditions:	Auction Sale	
Research Status:	Confirmed			
<b>27</b>	<b>70 Jubilee Cres</b>			<b>SOLD</b>
<b>Coventry, CV6 3ET</b>		<b>West Midlands County</b>		
Sale Date:	03/12/2015 (43 days on mkt)	Bldg Type:	RetailStorefront Retail/Residential	
Sale Price:	£200,000 - Confirmed	Year Built/Age:	Built 1910 Age: 105	
Price/SF:	£248.76	NIA:	804 SF	
Reversionary Yield:	-			
Net Initial Yield:	-			
Comp ID:	3457344	Sale Conditions:	Auction Sale, High Vacancy Property	
Research Status:	Confirmed			
<b>28</b>	<b>16-18 Longford Rd</b>			<b>SOLD</b>
<b>Coventry, CV6 6DX</b>		<b>West Midlands County</b>		
Sale Date:	17/11/2016 (90 days on mkt)	Bldg Type:	RetailStorefront Retail/Residential	
Sale Price:	£170,000 - Confirmed	Year Built/Age:	Built 1920 Age: 96	
Price/SF:	£51.78	NIA:	3,283 SF	
Reversionary Yield:	-			
Net Initial Yield:	-			
Comp ID:	3756356	Sale Conditions:	-	
Research Status:	Confirmed			
<b>29</b>	<b>47 Mercer Ave</b>			<b>SOLD</b>
<b>Coventry, CV2 4PN</b>		<b>West Midlands County</b>		
Sale Date:	24/03/2015 (14 days on mkt)	Bldg Type:	Retail	
Sale Price:	£98,000 - Confirmed	Year Built/Age:	Built 1987 Age: 27	
Price/SF:	£66.08	NIA:	1,483 SF	
Reversionary Yield:	-			
Net Initial Yield:	-			
Comp ID:	3353377	Sale Conditions:	Auction Sale	
Research Status:	Confirmed			
<b>30</b>	<b>Ernesford Grange - Quorn Way</b>			<b>SOLD</b>
<b>Coventry, CV3 2JU</b>		<b>West Midlands County</b>		
Sale Date:	01/06/2015 (70 days on mkt)	Bldg Type:	RetailStorefront	
Sale Price:	£1,675,000 - Confirmed	Year Built/Age:	Built 1967 Age: 47	
Price/SF:	£114.63	NIA:	14,612 SF	
Reversionary Yield:	-			
Net Initial Yield:	7.80%			
Comp ID:	3322331	Sale Conditions:	-	
Research Status:	Confirmed			

<b>31</b>	<b>117 Radford Rd</b>	<b>SOLD</b>
<p><b>Coventry, CV6 3BQ</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>16/02/2015 (298 days on mkt)</b>      Bldg Type: <b>RetailStorefront Retail/Residential</b>  Sale Price: <b>£115,000 - Confirmed</b>      Year Built/Age: <b>Built 1959 Age: 56</b>  Price/SF: <b>£298.70</b>      NIA: <b>385 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3234317</b>      Sale Conditions: -  Research Status: <b>Confirmed</b></p>		
<b>32</b>	<b>129 Radford Rd</b>	<b>SOLD</b>
<p><b>Coventry, CV6 3BQ</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>23/10/2015 (52 days on mkt)</b>      Bldg Type: <b>RetailStorefront Retail/Residential</b>  Sale Price: <b>£97,500 - Confirmed</b>      Year Built/Age: <b>Built 1910 Age: 105</b>  Price/SF: <b>£221.59</b>      NIA: <b>440 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: <b>5.09%</b>  Comp ID: <b>3434675</b>      Sale Conditions: -  Research Status: <b>Confirmed</b></p>		
<b>33</b>	<b>117-117A Ringwood Highway</b>	<b>FOR SALE</b>
<p><b>Coventry, CV2 2GT</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Asking Price: <b>£74,950</b>      Sale Type: <b>Investment</b>  Price/SF: <b>£162.93</b>      Bldg Type: <b>Retail</b>  Days on Market: <b>91</b>      Bldg Status: -  Sale Status: <b>Active</b>      NIA: <b>460 SF</b></p> <p>Net Initial Yield: <b>6.55%</b>      Sale Conditions: -</p>		
<b>34</b>	<b>3 Roundhouse Rd</b>	<b>FOR SALE</b>
<p><b>Coventry, CV3 1DA</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Asking Price: <b>£159,950</b>      Sale Type: <b>Investment</b>  Price/SF: <b>£266.58</b>      Bldg Type: <b>RetailStorefront Retail/Residential</b>  Days on Market: <b>866</b>      Bldg Status: <b>Built 1970</b>  Sale Status: <b>Active</b>      NIA: <b>600 SF</b></p> <p>Net Initial Yield: -      Sale Conditions: -</p>		
<b>35</b>	<b>117 Sovereign Rd</b>	<b>SOLD</b>
<p><b>Coventry, CV5 6JB</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>30/06/2016 (476 days on mkt)</b>      Bldg Type: <b>Retail</b>  Sale Price: <b>£195,000 - Confirmed</b>      Year Built/Age: <b>Built 1900 Age: 116</b>  Price/SF: <b>£128.88</b>      NIA: <b>1,513 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3641985</b>      Sale Conditions: <b>Redevelopment Project</b>  Research Status: <b>Confirmed</b></p>		
<b>36</b>	<b>13 Station St W</b>	<b>FOR SALE</b>
<p><b>Coventry, CV6 5NA</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Asking Price: <b>£189,950</b>      Sale Type: <b>Investment OR Owner/User</b>  Price/SF: <b>£521.84</b>      Bldg Type: <b>RetailStorefront Retail/Residential</b>  Days on Market: <b>1000</b>      Bldg Status: <b>Built 1938</b>  Sale Status: <b>Active</b>      NIA: <b>364 SF</b></p> <p>Net Initial Yield: -      Sale Conditions: -</p>		

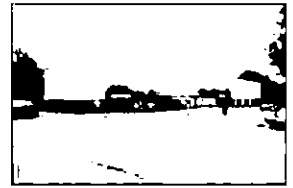
<b>37</b>	<b>596 Stoney Stanton Rd</b>	<b>SOLD</b>
<p><b>Coventry, CV6 5GA</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>19/11/2015 (13 days on mkt)</b>      Bldg Type: <b>RetailStorefront Retail/Residential</b>  Sale Price: <b>£150,000 - Confirmed</b>      Year Built/Age: <b>Built 1999 Age: 16</b>  Price/SF: <b>£280.90</b>      NIA: <b>534 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3848935</b>      Sale Conditions: <b>Auction Sale</b>  Research Status: <b>Confirmed</b></p>		
		
<b>38</b>	<b>96 Walsgrave Rd</b>	<b>SOLD</b>
<p><b>Coventry, CV2 4ED</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>03/02/2017 (102 days on mkt)</b>      Bldg Type: <b>RetailStorefront</b>  Sale Price: <b>£175,500 - Confirmed</b>      Year Built/Age: <b>Built 1950 Age: 67</b>  Price/SF: <b>£269.59</b>      NIA: <b>651 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3844169</b>      Sale Conditions: <b>Distress Sale</b>  Research Status: <b>Confirmed</b></p>		
		
<b>39</b>	<b>233-233A Walsgrave Rd</b>	<b>SOLD</b>
<p><b>Coventry, CV2 4HH</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>19/08/2016 (149 days on mkt)</b>      Bldg Type: <b>RetailStorefront Retail/Residential</b>  Sale Price: <b>£195,000 - Confirmed</b>      Year Built/Age: <b>Built 1890 Age: 126</b>  Price/SF: <b>£353.90</b>      NIA: <b>551 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: <b>6.53%</b>  Comp ID: <b>3690794</b>      Sale Conditions: -  Research Status: <b>Confirmed</b></p>		
		
<b>40</b>	<b>289 Walsgrave Rd</b>	<b>SOLD</b>
<p><b>Coventry, CV2 4BE</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>16/09/2016 (112 days on mkt)</b>      Bldg Type: <b>RetailStorefront</b>  Sale Price: <b>£120,000 - Confirmed</b>      Year Built/Age: <b>Built 1960 Age: 56</b>  Price/SF: <b>£120.97</b>      NIA: <b>992 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3722725</b>      Sale Conditions: -  Research Status: <b>Confirmed</b></p>		
		
<b>41</b>	<b>310-310A Walsgrave Rd</b>	<b>SOLD</b>
<p><b>Coventry, CV2 4BL</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>07/02/2017 (18 days on mkt)</b>      Bldg Type: <b>Retail</b>  Sale Price: <b>£181,000 - Confirmed</b>      Year Built/Age: <b>Built 1940 Age: 76</b>  Price/SF: <b>£85.38</b>      NIA: <b>2,120 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: <b>4.42%</b>  Comp ID: <b>3833611</b>      Sale Conditions: <b>Auction Sale</b>  Research Status: <b>Confirmed</b></p>		
		
<b>42</b>	<b>The Hub - 88 Wheelwright Ln</b>	<b>SOLD</b>
<p><b>Coventry, CV6 4HH</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>01/11/2014 (22 days on mkt)</b>      Bldg Type: <b>Retail</b>  Sale Price: <b>£400,000 - Confirmed</b>      Year Built/Age: <b>Built 1920 Age: 94</b>  Price/SF: <b>£133.33</b>      NIA: <b>3,000 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3260855</b>      Sale Conditions: -  Research Status: <b>Confirmed</b></p>		
		

**Coventry, CV3 4LA**

**West Midlands County**

Sale Date: **04/03/2015**  
Sale Price: **£5,900,000 - Confirmed**  
Price/SF: **£162.43**

Bldg Type: **Retail**  
Year Built/Age: **Built 1986 Age: 29**  
NIA: **36,323 SF**



Reversionary Yield: -  
Net Initial Yield: **8.75%**  
Comp ID: **3246348**  
Research Status: **Confirmed**

Sale Conditions: -



## Sales Comps - Offices Central Coventry Submarket (Last 3yrs)

Comps Statistics					
	Low	Average	Median	High	Count
Price					
For Sale & UC/Pending	£95,000	£166,900	£105,000	£400,000	5
Sold Transactions	£97,500	£722,500	£400,000	£2,000,000	11
NIA					
For Sale & UC/Pending	567 SF	1,463 SF	753 SF	4,575 SF	5
Sold Transactions	558 SF	20,888 SF	4,670 SF	90,000 SF	15
Price per SF					
For Sale & UC/Pending	£87.43	£114.05	£157.66	£185.26	5
Sold Transactions	£33.67	£68.49	£121.79	£225.26	11
Net Initial Yield					
For Sale & UC/Pending	8.19%	8.19%	8.19%	8.19%	1
Sold Transactions	3.20%	6.71%	6.72%	10.20%	3
Days on Market					
For Sale & UC/Pending	109	435	468	706	5
Sold Transactions	13	226	76	1,144	12
Sale Price to Asking Price Ratio					
Sold Transactions	84.85%	107.06%	98.75%	140.87%	6
<b>Totals</b>					
For Sale & UC/Pending	Asking Price Total:	£834,500	Total For Sale Transactions:		5
Sold Transactions	Total Sales Volume:	£7,947,500	Total Sales Transactions:		15
	<b>Total Included in Analysis:</b>	<b>£8,782,000</b>	<b>Total Included in Analysis:</b>		<b>20</b>
<b>Survey Criteria</b>					
basic criteria: Type of Property - <b>Office</b> ; Sale Date - <b>01/08/2014 - 22/08/2017</b> ; Sale Status - <b>Under Offer, Sold, For Sale</b> ; Return and Search on Portfolio Sales as Individual Properties - <b>Yes</b>					
geography criteria: Submarket - <b>Central Coventry (Coventry)</b>					

<b>1</b>	<b>Earlsdon Park - The Old College - Butts Rd (Part of Portfolio)</b>	<b>SOLD</b>
Coventry, CV1 3GD	West Midlands County	
Sale Date: 22/06/2015 (76 days on mkt)	Bldg Type: Office	
Sale Price: -	Year Built/Age: Built 1935 Renov 2007 Age: 79	
Price/SF: -	NIA: 90,000 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 3342293	Sale Conditions: Bulk/Portfolio Sale	
Research Status: Research Complete		
<b>2</b>	<b>Earlsdon Park - 53-55 Butts Rd (Part of Portfolio)</b>	<b>SOLD</b>
Coventry, CV1 3BH	West Midlands County	
Sale Date: 22/06/2015 (76 days on mkt)	Bldg Type: Office	
Sale Price: -	Year Built/Age: Built 2008 Age: 7	
Price/SF: -	NIA: 75,639 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 3342293	Sale Conditions: Bulk/Portfolio Sale	
Research Status: Research Complete		
<b>3</b>	<b>West Orchard House - 28-34 Corporation St</b>	<b>SOLD</b>
Coventry, CV1 1GF	West Midlands County	
Sale Date: 31/03/2015	Bldg Type: Office	
Sale Price: £1,400,000 - Confirmed	Year Built/Age: Built 1964 Age: 51	
Price/SF: £33.67	NIA: 41,578 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 3407850	Sale Conditions: High Vacancy Property, Redevelopment Project	
Research Status: Confirmed		
<b>4</b>	<b>The Boiler House, Unit 1 - Electric Whar</b>	<b>SOLD</b>
Coventry, CV1 4JU	West Midlands County	
Sale Date: 30/12/2014 (202 days on mkt)	Unit Type: 3,251 SF Office Unit	
Sale Price: £280,000 - Confirmed	Year Built/Age: Built 1938 Renov 2006 Age: 76	
Price/SF: £86.13	NIA: 3,251 SF	
Reversionary Yield: -		
Net Initial Yield: 10.20%		
Comp ID: 3201981	Sale Conditions: -	
Research Status: Confirmed		
<b>5</b>	<b>The Boiler House, Unit 18 - Electric Whar</b>	<b>FOR SALE</b>
Coventry, CV1 4JU	West Midlands County	
Asking Price: £139,500	Sale Type: Owner/User	
Price/SF: £185.26	Unit Type: 753 SF Office Unit	
Days on Market: 706	Bldg Status: Built 1938 Renov 2006	
Sale Status: Active	NIA: 16,271 SF	
Net Initial Yield: -		
	Sale Conditions: -	
<b>6</b>	<b>New House - Hertford PI</b>	<b>SOLD</b>
Coventry, CV1 3JZ	West Midlands County	
Sale Date: 01/07/2017 (249 days on mkt)	Bldg Type: Office	
Sale Price: -	Year Built/Age: Built 1935 Age: 81	
Price/SF: -	NIA: 2,990 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 3958226	Sale Conditions: -	
Research Status:		

<b>7</b>	<b>Portal House - 163 New Union St</b>	<b>SOLD</b>
Coventry, CV1 2PL	West Midlands County	
Sale Date: 10/12/2014 (19 days on mkt)	Bldg Type: Office	
Sale Price: -	Year Built/Age: Built 1972 Renov 2011 Age: 42	
Price/SF: -	NIA: 28,650 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 3183418	Sale Conditions: -	
Research Status: Research Complete		
<b>8</b>	<b>Osbourne House, Unit 6 &amp; 7 - Queen Victoria Rd</b>	<b>SOLD</b>
Coventry, CV1 3JD	West Midlands County	
Sale Date: 11/05/2015 (1,144 days on mkt)	Unit Type: 1,100 SF Office Unit	
Sale Price: £170,000 - Confirmed	Year Built/Age: Built 1995 Age: 19	
Price/SF: £154.55	NIA: 1,100 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 3322325	Sale Conditions: -	
Research Status: Confirmed		
<b>9</b>	<b>Osbourne House, Unit 8 - Queen Victoria Rd</b>	<b>SOLD</b>
Coventry, CV1 3JD	West Midlands County	
Sale Date: 29/01/2016 (51 days on mkt)	Unit Type: 558 SF Office Unit	
Sale Price: £97,500 - Confirmed	Year Built/Age: Built 1995 Age: 20	
Price/SF: £174.73	NIA: 558 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 3531664	Sale Conditions: -	
Research Status: Confirmed		
<b>10</b>	<b>Kings Chambers - Queens Rd</b>	<b>SOLD</b>
Coventry, CV1 3EH	West Midlands County	
Sale Date: 13/07/2017 (14 days on mkt)	Bldg Type: Office	
Sale Price: £2,000,000 - Confirmed	Year Built/Age: Built 1988 Age: 28	
Price/SF: £93.61	NIA: 21,365 SF	
Reversionary Yield: -		
Net Initial Yield: 6.72%		
Comp ID: 3959211	Sale Conditions: Auction Sale	
Research Status: Confirmed		
<b>11</b>	<b>Queens House - 16 Queens Rd</b>	<b>SOLD</b>
Coventry, CV1 3JN	West Midlands County	
Sale Date: 11/05/2016	Bldg Type: Office	
Sale Price: £1,300,000 - Approximate	Year Built/Age: Built 1966 Renov 2005 Age: 50	
Price/SF: £56.00	NIA: 23,216 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 3624989	Sale Conditions: Redevelopment Project	
Research Status: Approximate		
<b>12</b>	<b>27-28 Queens Rd</b>	<b>SOLD</b>
Coventry, CV1 3EG	West Midlands County	
Sale Date: 01/01/2017 (695 days on mkt)	Bldg Type: Office	
Sale Price: £850,000 - Confirmed	Year Built/Age: Built 1934 Age: 82	
Price/SF: £182.01	NIA: 4,670 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 3856609	Sale Conditions: -	
Research Status: Confirmed		

**13 46-47 Queens Rd****SOLD**

Coventry, CV1 3EH

West Midlands County

Sale Date: **14/04/2015 (153 days on mkt)**  
 Sale Price: **£360,000 - Confirmed**  
 Price/SF: **£121.79**

Bldg Type: **Office**  
 Year Built/Age: **Built 1928 Age: 86**  
 NIA: **2,956 SF**

Reversionary Yield: -  
 Net Initial Yield: -  
 Comp ID: **3300559**  
 Research Status: **Confirmed**

Sale Conditions: -

**14 Parkside House - Quinton Rd****SOLD**

Coventry, CV1 2NJ

West Midlands County

Sale Date: **06/04/2016 (13 days on mkt)**  
 Sale Price: **£400,000 - Confirmed**  
 Price/SF: **£148.59**

Unit Type: **2,692 SF Office Unit**  
 Year Built/Age: **Built 1994 Age: 22**  
 NIA: **2,692 SF**

Reversionary Yield: -  
 Net Initial Yield: -  
 Comp ID: **3579746**  
 Research Status: **Confirmed**

Sale Conditions: -

**15 Units 1 - 6 - Edison Buildings, Unit 3 - Sandy Ln****FOR SALE**

Coventry, CV1 4JA

West Midlands County

Asking Price: **£105,000**  
 Price/SF: **£157.66**  
 Days on Market: **468**  
 Sale Status: **Active**

Sale Type: **Owner/User**  
 Unit Type: **666 SF Office Unit**  
 Bldg Status: **Built 2009**  
 NIA: **7,384 SF**

Net Initial Yield: -

Sale Conditions: -

**16 7 & 8 - Edison Buildings, Unit 7 & 8 - Sandy Ln****FOR SALE**

Coventry, CV1 4JA

West Midlands County

Asking Price: **£95,000**  
 Price/SF: **£125.66**  
 Days on Market: **568**  
 Sale Status: **Active**

Sale Type: **Investment**  
 Unit Type: **756 SF Office Unit**  
 Bldg Status: **Built 2000**  
 NIA: **1,483 SF**

Net Initial Yield: **8.19%**

Sale Conditions: -

**17 Units 1 - 6 - Edison Buildings, Unit 6 - Sandy Ln****PENDING**

Coventry, CV1 4JA

West Midlands County

Asking Price: **£95,000**  
 Price/SF: **£167.55**  
 Days on Market: **326**  
 Sale Status: **Pending**

Sale Type: **Investment OR Owner/User**  
 Unit Type: **567 SF Office Unit**  
 Bldg Status: **Built 2009**  
 NIA: **7,384 SF**

Net Initial Yield: -

Sale Conditions: -

**18 Unit 7 - The Quadrant****PENDING**

Coventry, CV1 2EL

West Midlands County

Asking Price: **£400,000**  
 Price/SF: **£87.43**  
 Days on Market: **109**  
 Sale Status: **Pending**

Sale Type: **Owner/User**  
 Unit Type: **4,575 SF Office Unit**  
 Bldg Status: **Built 1832**  
 NIA: **43,904 SF**

Net Initial Yield: -

Sale Conditions: -



**19 The Reform Club - 5 Warwick Row****SOLD**

Coventry, CV1 1EX

West Midlands County

Sale Date: **27/03/2017 (19 days on mkt)**  
Sale Price: **£810,000 - Confirmed**  
Price/SF: **£60.38**Bldg Type: **Office**  
Year Built/Age: **Built 1900 Age: 117**  
NIA: **13,416 SF**Reversionary Yield: -  
Net Initial Yield: **3.20%**  
Comp ID: **3865314**  
Research Status: **Confirmed**Sale Conditions: **Auction Sale****20 28 Warwick Row****SOLD**

Coventry, CV1 1EY

West Midlands County







Sale Date: **16/07/2015**  
Sale Price: **£280,000 - Confirmed**  
Price/SF: **£225.26**Bldg Type: **Office**  
Year Built/Age: **Built 1827 Age: 187**  
NIA: **1,243 SF**Reversionary Yield: -  
Net Initial Yield: -  
Comp ID: **3353709**  
Research Status: **Confirmed**Sale Conditions: **Auction Sale**

## Sales Comps - Offices Coventry Overall (Last 3yrs)

Comps Statistics					
	Low	Average	Median	High	Count
<b>Office</b>					
Price					
For Sale & UC/Pending	£95,000	£446,450	£177,500	£2,250,000	10
Sold Transactions	£97,500	£895,767	£468,000	£9,000,000	30
NIA					
For Sale & UC/Pending	567 SF	5,027 SF	3,411 SF	17,700 SF	13
Sold Transactions	558 SF	13,224 SF	4,618 SF	91,753 SF	66
Price per SF					
For Sale & UC/Pending	£30.59	£95.65	£142.39	£188.26	10
Sold Transactions	£14.51	£87.25	£144.52	£225.26	30
Net Initial Yield					
For Sale & UC/Pending	8.19%	8.19%	8.19%	8.19%	1
Sold Transactions	3.19%	8.01%	8.04%	14.70%	8
Days on Market					
For Sale & UC/Pending	5	440	375	1,839	13
Sold Transactions	13	382	216	1,369	37
Sale Price to Asking Price Ratio					
Sold Transactions	84.85%	115.10%	100.00%	360.00%	19
<b>Industrial</b>					
Price					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	£169,000	£169,000	£169,000	£169,000	1
NIA					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	2,002 SF	2,002 SF	2,002 SF	2,002 SF	1
Price per SF					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	£84.42	£84.42	£84.42	£84.42	1
Net Initial Yield					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	-	-	-	-	-
Days on Market					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	-	-	-	-	-
Sale Price to Asking Price Ratio					
Sold Transactions	-	-	-	-	-

## Sales Comps - Offices Coventry Overall (Last 3yrs)

	Low	Average	Median	High	Count
<b>Totals</b>					
For Sale & UC/Pending		Asking Price Total: £4,464,500		Total For Sale Transactions:	13
Sold Transactions		Total Sales Volume: £27,042,000		Total Sales Transactions:	67
		<b>Total Included in Analysis: £31,506,500</b>		<b>Total Included in Analysis:</b>	<b>80</b>
<b>Survey Criteria</b>					
<p>basic criteria: Type of Property - <b>Office</b>; Sale Date - <b>01/08/2014 - 22/08/2017</b>; Sale Status - <b>Under Offer, Sold, For Sale</b>; Return and Search on Portfolio Sales as Individual Properties - <b>Yes</b></p> <p>geography criteria: Submarket - <b>Coventry Ind (Coventry)</b></p>					

1	Portfolio	FOR SALE										
<p><b>6 Properties.</b></p> <table border="0"> <tr> <td>Asking Price: -</td> <td>Sale Type: <b>Investment</b></td> </tr> <tr> <td>Price/SF: -</td> <td># Properties: <b>6</b></td> </tr> <tr> <td>Days on Market: <b>679</b></td> <td>Total Size: <b>3,411 SF</b></td> </tr> <tr> <td>Sale Status: <b>Active</b></td> <td>Total Land Area: -</td> </tr> <tr> <td>Net Initial Yield: -</td> <td>Sale Conditions: -</td> </tr> </table>		Asking Price: -	Sale Type: <b>Investment</b>	Price/SF: -	# Properties: <b>6</b>	Days on Market: <b>679</b>	Total Size: <b>3,411 SF</b>	Sale Status: <b>Active</b>	Total Land Area: -	Net Initial Yield: -	Sale Conditions: -	
Asking Price: -	Sale Type: <b>Investment</b>											
Price/SF: -	# Properties: <b>6</b>											
Days on Market: <b>679</b>	Total Size: <b>3,411 SF</b>											
Sale Status: <b>Active</b>	Total Land Area: -											
Net Initial Yield: -	Sale Conditions: -											
2	141 Albany Rd	SOLD										
<p><b>Coventry, CV5 6ND</b> <span style="float: right;"><b>West Midlands County</b></span></p> <table border="0"> <tr> <td>Sale Date: <b>18/09/2015 (493 days on mkt)</b></td> <td>Bldg Type: <b>Office</b></td> </tr> <tr> <td>Sale Price: <b>£466,000 - Confirmed</b></td> <td>Year Built/Age: <b>Built 1931 Age: 84</b></td> </tr> <tr> <td>Price/SF: <b>£101.70</b></td> <td>NIA: <b>4,582 SF</b></td> </tr> </table> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3416980</b>      Sale Conditions: -  Research Status: <b>Confirmed</b></p>		Sale Date: <b>18/09/2015 (493 days on mkt)</b>	Bldg Type: <b>Office</b>	Sale Price: <b>£466,000 - Confirmed</b>	Year Built/Age: <b>Built 1931 Age: 84</b>	Price/SF: <b>£101.70</b>	NIA: <b>4,582 SF</b>					
Sale Date: <b>18/09/2015 (493 days on mkt)</b>	Bldg Type: <b>Office</b>											
Sale Price: <b>£466,000 - Confirmed</b>	Year Built/Age: <b>Built 1931 Age: 84</b>											
Price/SF: <b>£101.70</b>	NIA: <b>4,582 SF</b>											
3	68a Berkley Rd N	FOR SALE										
<p><b>Coventry, CV5 6NX</b> <span style="float: right;"><b>West Midlands County</b></span></p> <table border="0"> <tr> <td>Asking Price: <b>£170,000</b></td> <td>Sale Type: <b>Owner/User</b></td> </tr> <tr> <td>Price/SF: <b>£188.26</b></td> <td>Bldg Type: <b>Office</b></td> </tr> <tr> <td>Days on Market: <b>50</b></td> <td>Bldg Status: -</td> </tr> <tr> <td>Sale Status: <b>Active</b></td> <td>NIA: <b>903 SF</b></td> </tr> </table> <p>Net Initial Yield: -  Sale Conditions: -</p>		Asking Price: <b>£170,000</b>	Sale Type: <b>Owner/User</b>	Price/SF: <b>£188.26</b>	Bldg Type: <b>Office</b>	Days on Market: <b>50</b>	Bldg Status: -	Sale Status: <b>Active</b>	NIA: <b>903 SF</b>			
Asking Price: <b>£170,000</b>	Sale Type: <b>Owner/User</b>											
Price/SF: <b>£188.26</b>	Bldg Type: <b>Office</b>											
Days on Market: <b>50</b>	Bldg Status: -											
Sale Status: <b>Active</b>	NIA: <b>903 SF</b>											
4	1A Brandon Ln	FOR SALE										
<p><b>Coventry, CV3 3RD</b> <span style="float: right;"><b>West Midlands County</b></span></p> <table border="0"> <tr> <td>Asking Price: -</td> <td>Sale Type: <b>Owner/User</b></td> </tr> <tr> <td>Price/SF: -</td> <td>Bldg Type: <b>Office</b></td> </tr> <tr> <td>Days on Market: <b>5</b></td> <td>Bldg Status: <b>Built 2000</b></td> </tr> <tr> <td>Sale Status: <b>Active</b></td> <td>NIA: <b>7,811 SF</b></td> </tr> </table> <p>Net Initial Yield: -  Sale Conditions: -</p>		Asking Price: -	Sale Type: <b>Owner/User</b>	Price/SF: -	Bldg Type: <b>Office</b>	Days on Market: <b>5</b>	Bldg Status: <b>Built 2000</b>	Sale Status: <b>Active</b>	NIA: <b>7,811 SF</b>			
Asking Price: -	Sale Type: <b>Owner/User</b>											
Price/SF: -	Bldg Type: <b>Office</b>											
Days on Market: <b>5</b>	Bldg Status: <b>Built 2000</b>											
Sale Status: <b>Active</b>	NIA: <b>7,811 SF</b>											
5	Wyken Medical Centre - Brixham Dr	SOLD										
<p><b>Coventry, CV2 3LB</b> <span style="float: right;"><b>West Midlands County</b></span></p> <table border="0"> <tr> <td>Sale Date: <b>01/04/2016 (65 days on mkt)</b></td> <td>Unit Type: <b>1,055 SF Office Unit</b></td> </tr> <tr> <td>Sale Price: -</td> <td>Year Built/Age: <b>Built 2005 Age: 11</b></td> </tr> <tr> <td>Price/SF: -</td> <td>NIA: <b>1,055 SF</b></td> </tr> </table> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3559890</b>      Sale Conditions: -  Research Status: -</p>		Sale Date: <b>01/04/2016 (65 days on mkt)</b>	Unit Type: <b>1,055 SF Office Unit</b>	Sale Price: -	Year Built/Age: <b>Built 2005 Age: 11</b>	Price/SF: -	NIA: <b>1,055 SF</b>					
Sale Date: <b>01/04/2016 (65 days on mkt)</b>	Unit Type: <b>1,055 SF Office Unit</b>											
Sale Price: -	Year Built/Age: <b>Built 2005 Age: 11</b>											
Price/SF: -	NIA: <b>1,055 SF</b>											
6	3 Broad St	SOLD										
<p><b>Coventry, CV6 5AX</b> <span style="float: right;"><b>West Midlands County</b></span></p> <table border="0"> <tr> <td>Sale Date: <b>15/02/2016 (13 days on mkt)</b></td> <td>Bldg Type: <b>Office</b></td> </tr> <tr> <td>Sale Price: -</td> <td>Year Built/Age: <b>Built 1979 Age: 36</b></td> </tr> <tr> <td>Price/SF: -</td> <td>NIA: <b>1,000 SF</b></td> </tr> </table> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3525875</b>      Sale Conditions: -  Research Status: -</p>		Sale Date: <b>15/02/2016 (13 days on mkt)</b>	Bldg Type: <b>Office</b>	Sale Price: -	Year Built/Age: <b>Built 1979 Age: 36</b>	Price/SF: -	NIA: <b>1,000 SF</b>					
Sale Date: <b>15/02/2016 (13 days on mkt)</b>	Bldg Type: <b>Office</b>											
Sale Price: -	Year Built/Age: <b>Built 1979 Age: 36</b>											
Price/SF: -	NIA: <b>1,000 SF</b>											



<b>7</b>	<b>1 Broomfield Rd</b>	<b>SOLD</b>
<p><b>Coventry, CV5 6JW</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>11/11/2016 (241 days on mkt)</b>      Bldg Type: <b>OfficeMedical</b>  Sale Price: <b>£285,000 - Confirmed</b>      Year Built/Age: <b>Built 1910 Age: 106</b>  Price/SF: <b>£156.51</b>      NIA: <b>1,821 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: <b>3.19%</b>  Comp ID: <b>3777112</b>      Sale Conditions: -  Research Status: <b>Confirmed</b></p>		
		
<b>8</b>	<b>Earlsdon Park - The Old College - Butts Rd (Part of Portfolio)</b>	<b>SOLD</b>
<p><b>Coventry, CV1 3GD</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>22/06/2015 (76 days on mkt)</b>      Bldg Type: <b>Office</b>  Sale Price: -      Year Built/Age: <b>Built 1935 Renov 2007 Age: 79</b>  Price/SF: -      NIA: <b>90,000 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3342293</b>      Sale Conditions: <b>Bulk/Portfolio Sale</b>  Research Status: <b>Research Complete</b></p>		
		
<b>9</b>	<b>Earlsdon Park - 53-55 Butts Rd (Part of Portfolio)</b>	<b>SOLD</b>
<p><b>Coventry, CV1 3BH</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>22/06/2015 (76 days on mkt)</b>      Bldg Type: <b>Office</b>  Sale Price: -      Year Built/Age: <b>Built 2008 Age: 7</b>  Price/SF: -      NIA: <b>75,639 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3342293</b>      Sale Conditions: <b>Bulk/Portfolio Sale</b>  Research Status: <b>Research Complete</b></p>		
		
<b>10</b>	<b>Ashbrook Court - Central Blvd</b>	<b>SOLD</b>
<p><b>Coventry, CV6 4BX</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>01/01/2017</b>      Bldg Type: <b>Office</b>  Sale Price: <b>£9,000,000 - Confirmed</b>      Year Built/Age: <b>Built 1999 Age: 17</b>  Price/SF: <b>£178.21</b>      NIA: <b>50,502 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: <b>8.50%</b>  Comp ID: <b>3827391</b>      Sale Conditions: -  Research Status: <b>Confirmed</b></p>		
		
<b>11</b>	<b>Unit 4 - Villiers Court - Copse Dr</b>	<b>SOLD</b>
<p><b>Coventry, CV5 9RN</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>20/04/2017 (458 days on mkt)</b>      Bldg Type: <b>Office</b>  Sale Price: <b>£1,000,000 - Confirmed</b>      Year Built/Age: <b>Built 2005 Age: 11</b>  Price/SF: <b>£158.91</b>      NIA: <b>6,293 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: <b>7.57%</b>  Comp ID: <b>3898616</b>      Sale Conditions: -  Research Status: <b>Confirmed</b></p>		
		
<b>12</b>	<b>West Orchard House - 28-34 Corporation St</b>	<b>SOLD</b>
<p><b>Coventry, CV1 1GF</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>31/03/2015</b>      Bldg Type: <b>Office</b>  Sale Price: <b>£1,400,000 - Confirmed</b>      Year Built/Age: <b>Built 1964 Age: 51</b>  Price/SF: <b>£33.67</b>      NIA: <b>41,578 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3407850</b>      Sale Conditions: <b>High Vacancy Property, Redevelopment Project</b>  Research Status: <b>Confirmed</b></p>		
		

**13 Whittle House - Courtaulds Way****FOR SALE**

Coventry, CV6 5NH

West Midlands County

Asking Price: **£2,250,000**  
 Price/SF: **£127.12**  
 Days on Market: **525**  
 Sale Status: **Active**

Sale Type: **Owner/User**  
 Bldg Type: **Office**  
 Bldg Status: **Built 1999**  
 NIA: **17,700 SF**



Net Initial Yield: -

Sale Conditions: -

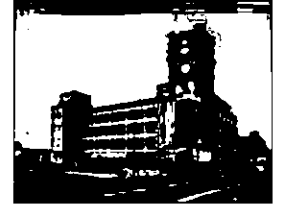
**14 Tower Court - Courtaulds Way (Part of Portfolio)****SOLD**

Coventry, CV6 5NX

West Midlands County

Sale Date: **25/01/2017 (1,192 days on mkt)** Bldg Type: **Office**  
 Sale Price: - Year Built/Age: **Built 1911 Renov 2001 Age: 105**  
 Price/SF: - NIA: **62,600 SF**

Reversionary Yield: -

Net Initial Yield: **9.00%**Comp ID: **3849078**Sale Conditions: **Bulk/Portfolio Sale**Research Status: **Research Complete****15 The Boiler House, Unit 1 - Electric Whar****SOLD**

Coventry, CV1 4JU

West Midlands County

Sale Date: **30/12/2014 (202 days on mkt)** Unit Type: **3,251 SF Office Unit**  
 Sale Price: **£280,000 - Confirmed** Year Built/Age: **Built 1938 Renov 2006 Age: 76**  
 Price/SF: **£86.13** NIA: **3,251 SF**

Reversionary Yield: -

Net Initial Yield: **10.20%**Comp ID: **3201981**

Sale Conditions: -

Research Status: **Confirmed****16 The Boiler House, Unit 18 - Electric Whar****FOR SALE**

Coventry, CV1 4JU

West Midlands County

Asking Price: **£139,500** Sale Type: **Owner/User**  
 Price/SF: **£185.26** Unit Type: **753 SF Office Unit**  
 Days on Market: **706** Bldg Status: **Built 1938 Renov 2006**  
 Sale Status: **Active** NIA: **16,271 SF**

Net Initial Yield: -

Sale Conditions: -

**17 Unit 1170 - Elliott Court - Elliot Ct (Part of Portfolio)****SOLD**

Coventry, CV5 6UB

West Midlands County

Sale Date: **20/04/2016** Bldg Type: **Office**  
 Sale Price: - Year Built/Age: **Built 2000 Age: 15**  
 Price/SF: - NIA: **6,170 SF**

Reversionary Yield: -

Net Initial Yield: **9.20%**Comp ID: **3599222**Sale Conditions: **Bulk/Portfolio Sale**

Research Status: -

**18 Warwick House - 2 Elm Ct****FOR SALE**

Coventry, CV5 9RG

West Midlands County

Asking Price: - Sale Type: **Owner/User**  
 Price/SF: - Bldg Type: **Office**  
 Days on Market: **46** Bldg Status: **Built 1992 Renov 2017**  
 Sale Status: **Active** NIA: **7,450 SF**





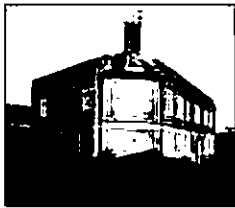

Net Initial Yield: -






Sale Conditions: -







<b>19</b>	<b>Units 1-2 - Industrial Unit, Unit 2 - Falkland Clos</b>	<b>SOLD</b>
<p><b>Coventry, CV4 8AU</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>24/05/2016</b> <span style="margin-left: 150px;">Unit Type: <b>2,002 SF Industrial Unit</b></span></p> <p>Sale Price: <b>£169,000 - Confirmed</b> <span style="margin-left: 100px;">Year Built/Age: <b>Built 1977 Age: 38</b></span></p> <p>Price/SF: <b>£84.42</b> <span style="margin-left: 150px;">NIA: <b>2,002 SF</b></span></p> <p>Reversionary Yield: -</p> <p>Net Initial Yield: -</p> <p>Comp ID: <b>3693386</b> <span style="margin-left: 100px;">Sale Conditions: -</span></p> <p>Research Status: <b>Confirmed</b></p>		
		
<b>20</b>	<b>Site 2 - Block C - Far Gosford St</b>	<b>SOLD</b>
<p><b>Coventry, CV1 5DW</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>09/08/2016 (736 days on mkt)</b> <span style="margin-left: 100px;">Bldg Type: <b>Office</b></span></p> <p>Sale Price: <b>£730,000 - Confirmed</b> <span style="margin-left: 100px;">Year Built/Age: <b>Built 2016</b></span></p> <p>Price/SF: <b>£175.99</b> <span style="margin-left: 150px;">NIA: <b>4,148 SF</b></span></p> <p>Reversionary Yield: -</p> <p>Net Initial Yield: -</p> <p>Comp ID: <b>3671850</b> <span style="margin-left: 100px;">Sale Conditions: -</span></p> <p>Research Status: <b>Confirmed</b></p>		
		
<b>21</b>	<b>Site 2 - Block B - Far Gosford St</b>	<b>SOLD</b>
<p><b>Coventry, CV1 5DW</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>01/11/2015 (454 days on mkt)</b> <span style="margin-left: 100px;">Bldg Type: <b>Office</b></span></p> <p>Sale Price: <b>£635,000 - Confirmed</b> <span style="margin-left: 100px;">Year Built/Age: <b>Built 2016</b></span></p> <p>Price/SF: <b>£174.88</b> <span style="margin-left: 150px;">NIA: <b>3,631 SF</b></span></p> <p>Reversionary Yield: -</p> <p>Net Initial Yield: -</p> <p>Comp ID: <b>3671849</b> <span style="margin-left: 100px;">Sale Conditions: -</span></p> <p>Research Status: <b>Confirmed</b></p>		
		
<b>22</b>	<b>396 Foleshill Rd</b>	<b>SOLD</b>
<p><b>Coventry, CV6 5AN</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>27/02/2015</b> <span style="margin-left: 150px;">Bldg Type: <b>Office</b></span></p> <p>Sale Price: <b>£480,000 - Confirmed</b> <span style="margin-left: 100px;">Year Built/Age: <b>Built 1960 Age: 55</b></span></p> <p>Price/SF: <b>£171.00</b> <span style="margin-left: 150px;">NIA: <b>2,807 SF</b></span></p> <p>Reversionary Yield: -</p> <p>Net Initial Yield: -</p> <p>Comp ID: <b>3301926</b> <span style="margin-left: 100px;">Sale Conditions: -</span></p> <p>Research Status: <b>Confirmed</b></p>		
		
<b>23</b>	<b>6 Harnall Row</b>	<b>SOLD</b>
<p><b>Coventry, CV1 5DR</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>20/01/2017</b> <span style="margin-left: 150px;">Bldg Type: <b>Office</b></span></p> <p>Sale Price: - <span style="margin-left: 100px;">Year Built/Age: <b>Built 2016 Age: 1</b></span></p> <p>Price/SF: - <span style="margin-left: 150px;">NIA: <b>10,500 SF</b></span></p> <p>Reversionary Yield: -</p> <p>Net Initial Yield: -</p> <p>Comp ID: <b>3834294</b> <span style="margin-left: 100px;">Sale Conditions: -</span></p> <p>Research Status: <b>Research Complete</b></p>		
		
<b>24</b>	<b>Unit 1110 - Elliott Court - Herald Ave</b>	<b>SOLD</b>
<p><b>Coventry, CV5 6UB</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>01/10/2015 (216 days on mkt)</b> <span style="margin-left: 100px;">Bldg Type: <b>Office</b></span></p> <p>Sale Price: <b>£1,250,000 - Approximate</b> <span style="margin-left: 100px;">Year Built/Age: <b>Built 1999 Age: 16</b></span></p> <p>Price/SF: <b>£146.11</b> <span style="margin-left: 150px;">NIA: <b>8,555 SF</b></span></p> <p>Reversionary Yield: -</p> <p>Net Initial Yield: -</p> <p>Comp ID: <b>3442716</b> <span style="margin-left: 100px;">Sale Conditions: -</span></p> <p>Research Status: <b>Approximate</b></p>		
		

<b>25</b>	<b>Unit 1110 - Elliott Court - Herald Ave (Part of Portfolio)</b>	<b>SOLD</b>
Coventry, CV5 6UB	West Midlands County	
Sale Date: 01/10/2014	Bldg Type: Office	
Sale Price: -	Year Built/Age: Built 1999 Age: 15	
Price/SF: -	NIA: 8,555 SF	
Reversionary Yield: -		
Net Initial Yield: 8.95%		
Comp ID: 3151632	Sale Conditions: Bulk/Portfolio Sale	
Research Status: Research Complete		
<b>26</b>	<b>Unit 1120 - Elliott Court - Herald Ave (Part of Portfolio)</b>	<b>SOLD</b>
Coventry, CV5 6UB	West Midlands County	
Sale Date: 01/10/2014	Bldg Type: Office	
Sale Price: -	Year Built/Age: Built 1985 Age: 29	
Price/SF: -	NIA: 9,192 SF	
Reversionary Yield: -		
Net Initial Yield: 8.95%		
Comp ID: 3151632	Sale Conditions: Bulk/Portfolio Sale	
Research Status: Research Complete		
<b>27</b>	<b>Units 1130-1160 - Elliott Court - Herald Ave (Part of Portfolio)</b>	<b>SOLD</b>
Coventry, CV5 6UB	West Midlands County	
Sale Date: 01/10/2014	Bldg Type: Office	
Sale Price: -	Year Built/Age: Built 1995 Age: 19	
Price/SF: -	NIA: 12,368 SF	
Reversionary Yield: -		
Net Initial Yield: 8.95%		
Comp ID: 3151632	Sale Conditions: Bulk/Portfolio Sale	
Research Status: Research Complete		
<b>28</b>	<b>Unit 1180 - Elliott Court - Herald Ave (Part of Portfolio)</b>	<b>SOLD</b>
Coventry, CV5 6UB	West Midlands County	
Sale Date: 01/10/2014	Bldg Type: Office	
Sale Price: -	Year Built/Age: -	
Price/SF: -	NIA: 6,959 SF	
Reversionary Yield: -		
Net Initial Yield: 8.95%		
Comp ID: 3151632	Sale Conditions: Bulk/Portfolio Sale	
Research Status: Research Complete		
<b>29</b>	<b>Units 1130-1160 - Elliott Court - Herald Ave (Part of Portfolio)</b>	<b>SOLD</b>
Coventry, CV5 6UB	West Midlands County	
Sale Date: 20/04/2016	Bldg Type: Office	
Sale Price: -	Year Built/Age: Built 1995 Age: 21	
Price/SF: -	NIA: 12,368 SF	
Reversionary Yield: -		
Net Initial Yield: 9.20%		
Comp ID: 3599222	Sale Conditions: Bulk/Portfolio Sale	
Research Status:		
<b>30</b>	<b>Unit 1180 - Elliott Court - Herald Ave (Part of Portfolio)</b>	<b>SOLD</b>
Coventry, CV5 6UB	West Midlands County	
Sale Date: 20/04/2016	Bldg Type: Office	
Sale Price: -	Year Built/Age: -	
Price/SF: -	NIA: 6,959 SF	
Reversionary Yield: -		
Net Initial Yield: 9.20%		
Comp ID: 3599222	Sale Conditions: Bulk/Portfolio Sale	
Research Status:		

<b>31</b>	<b>Unit 1120 - Elliott Court - Herald Ave (Part of Portfolio)</b>	<b>SOLD</b>
Coventry, CV5 6UB	West Midlands County	
Sale Date: 20/04/2016	Bldg Type: Office	
Sale Price: -	Year Built/Age: Built 1985 Age: 30	
Price/SF: -	NIA: 9,192 SF	
Reversionary Yield: -		
Net Initial Yield: 9.20%		
Comp ID: 3599222	Sale Conditions: Bulk/Portfolio Sale	
Research Status:		
<b>32</b>	<b>Unit 1110 - Elliott Court - Herald Ave (Part of Portfolio)</b>	<b>SOLD</b>
Coventry, CV5 6UB	West Midlands County	
Sale Date: 20/04/2016	Bldg Type: Office	
Sale Price: -	Year Built/Age: Built 1999 Age: 17	
Price/SF: -	NIA: 8,555 SF	
Reversionary Yield: -		
Net Initial Yield: 9.20%		
Comp ID: 3599222	Sale Conditions: Bulk/Portfolio Sale	
Research Status:		
<b>33</b>	<b>Cel International - Herald Way</b>	<b>SOLD</b>
Coventry, CV4 8JA	West Midlands County	
Sale Date: 13/01/2017	Bldg Type: Office	
Sale Price: £930,000 - Confirmed	Year Built/Age: -	
Price/SF: £66.94	NIA: 13,894 SF	
Reversionary Yield: -		
Net Initial Yield: 10.00%		
Comp ID: 3807117	Sale Conditions: -	
Research Status: Confirmed		
<b>34</b>	<b>Cel International - Herald Way</b>	<b>FOR SALE</b>
Coventry, CV4 8JA	West Midlands County	
Asking Price: £425,000	Sale Type: Investment OR Owner/User	
Price/SF: £30.59	Bldg Type: Office	
Days on Market: 18	Bldg Status: -	
Sale Status: Active	NIA: 13,894 SF	
Net Initial Yield: -		
	Sale Conditions: -	
<b>35</b>	<b>New House - Hertford PI</b>	<b>SOLD</b>
Coventry, CV1 3JZ	West Midlands County	
Sale Date: 01/07/2017 (249 days on mkt)	Bldg Type: Office	
Sale Price: -	Year Built/Age: Built 1935 Age: 81	
Price/SF: -	NIA: 2,990 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 3958226	Sale Conditions: -	
Research Status:		
<b>36</b>	<b>2-6 Hood St</b>	<b>SOLD</b>
Coventry, CV1 5PX	West Midlands County	
Sale Date: 05/08/2014 (117 days on mkt)	Bldg Type: Office	
Sale Price: £246,000 - Confirmed	Year Built/Age: Built 1993 Age: 21	
Price/SF: £159.95	NIA: 1,538 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 3103200	Sale Conditions: -	
Research Status: Confirmed		

<b>37</b>	<b>Units 1-4 - Bilton Industrial Estate - Humber Ave (Part of Portfolio)</b>	<b>SOLD</b>
<p><b>Coventry, CV3 1JL</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>01/12/2015</b>      Bldg Type: <b>Office</b>  Sale Price: -      Year Built/Age: <b>Built 1969 Age: 46</b>  Price/SF: -      NIA: <b>11,106 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3514135</b>      Sale Conditions: <b>Bulk/Portfolio Sale</b>  Research Status: <b>Research Complete</b></p>		
		
<b>38</b>	<b>101 Lockhurst Ln</b>	<b>SOLD</b>
<p><b>Coventry, CV6 5SF</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>11/12/2014 (20 days on mkt)</b>      Bldg Type: <b>Office</b>  Sale Price: <b>£900,000 - Confirmed</b>      Year Built/Age: <b>Built 1970 Age: 44</b>  Price/SF: <b>£14.51</b>      NIA: <b>62,006 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: <b>14.70%</b>  Comp ID: <b>3188104</b>      Sale Conditions: -  Research Status: <b>Confirmed</b></p>		
		
<b>39</b>	<b>6 Maudslay Rd</b>	<b>SOLD</b>
<p><b>Coventry, CV5 8EL</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>20/06/2016 (202 days on mkt)</b>      Bldg Type: <b>Office</b>  Sale Price: <b>£225,000 - Confirmed</b>      Year Built/Age: <b>Built 1970 Age: 46</b>  Price/SF: <b>£89.75</b>      NIA: <b>2,507 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3643007</b>      Sale Conditions: -  Research Status: <b>Confirmed</b></p>		
		
<b>40</b>	<b>Former Little Cedars Dental Surgery - Meadfoot Rd</b>	<b>SOLD</b>
<p><b>Coventry, CV3 3DW</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>01/08/2015 (177 days on mkt)</b>      Bldg Type: <b>OfficeMedical</b>  Sale Price: -      Year Built/Age: <b>Built 1955 Age: 60</b>  Price/SF: -      NIA: <b>848 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3424462</b>      Sale Conditions: -  Research Status: <b>Research Complete</b></p>		
		
<b>41</b>	<b>63-65 Moseley Ave</b>	<b>SOLD</b>
<p><b>Coventry, CV6 1AE</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>19/02/2016 (344 days on mkt)</b>      Bldg Type: <b>OfficeMedical</b>  Sale Price: -      Year Built/Age: <b>Built 1910 Age: 106</b>  Price/SF: -      NIA: <b>1,835 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3530017</b>      Sale Conditions: <b>Redevelopment Project</b>  Research Status: -</p>		
		
<b>42</b>	<b>69 Mount St</b>	<b>SOLD</b>
<p><b>Coventry, CV5 8DE</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>25/09/2015 (122 days on mkt)</b>      Bldg Type: <b>OfficeMedical</b>  Sale Price: <b>£350,000 - Confirmed</b>      Year Built/Age: <b>Built 1975 Age: 40</b>  Price/SF: <b>£155.14</b>      NIA: <b>2,256 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3416987</b>      Sale Conditions: -  Research Status: <b>Confirmed</b></p>		
		







<b>43</b>	<b>Portal House - 163 New Union St</b>	<b>SOLD</b>
<p><b>Coventry, CV1 2PL</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>10/12/2014 (19 days on mkt)</b>      Bldg Type: <b>Office</b>  Sale Price: -      Year Built/Age: <b>Built 1972 Renov 2011 Age: 42</b>  Price/SF: -      NIA: <b>28,650 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3183418</b>      Sale Conditions: -  Research Status: <b>Research Complete</b></p>		
		
<b>44</b>	<b>Coundon Methodist Church - Newhaven Clos</b>	<b>SOLD</b>
<p><b>Coventry, CV6 1QU</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>04/07/2017 (238 days on mkt)</b>      Bldg Type: <b>Office</b>  Sale Price: <b>£470,000 - Confirmed</b>      Year Built/Age: <b>Built 1952 Age: 65</b>  Price/SF: <b>£60.97</b>      NIA: <b>7,709 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3970728</b>      Sale Conditions: -  Research Status: <b>Confirmed</b></p>		
		
<b>45</b>	<b>Sapphire Court - Paradise Way (Part of Portfolio)</b>	<b>SOLD</b>
<p><b>Coventry, CV2 2TX</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>01/03/2016</b>      Bldg Type: <b>Office</b>  Sale Price: -      Year Built/Age: <b>Built 1995 Age: 21</b>  Price/SF: -      NIA: <b>91,753 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: <b>7.95%</b>  Comp ID: <b>3586125</b>      Sale Conditions: <b>Bulk/Portfolio Sale</b>  Research Status: <b>Research Complete</b></p>		
		
<b>46</b>	<b>Osbourne House, Unit 6 &amp; 7 - Queen Victoria Rd</b>	<b>SOLD</b>
<p><b>Coventry, CV1 3JD</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>11/05/2015 (1,144 days on mkt)</b>      Unit Type: <b>1,100 SF Office Unit</b>  Sale Price: <b>£170,000 - Confirmed</b>      Year Built/Age: <b>Built 1995 Age: 19</b>  Price/SF: <b>£154.55</b>      NIA: <b>1,100 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3322325</b>      Sale Conditions: -  Research Status: <b>Confirmed</b></p>		
		
<b>47</b>	<b>Osbourne House, Unit 8 - Queen Victoria Rd</b>	<b>SOLD</b>
<p><b>Coventry, CV1 3JD</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>29/01/2016 (51 days on mkt)</b>      Unit Type: <b>558 SF Office Unit</b>  Sale Price: <b>£97,500 - Confirmed</b>      Year Built/Age: <b>Built 1995 Age: 20</b>  Price/SF: <b>£174.73</b>      NIA: <b>558 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3531664</b>      Sale Conditions: -  Research Status: <b>Confirmed</b></p>		
		
<b>48</b>	<b>Kings Chambers - Queens Rd</b>	<b>SOLD</b>
<p><b>Coventry, CV1 3EH</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>13/07/2017 (14 days on mkt)</b>      Bldg Type: <b>Office</b>  Sale Price: <b>£2,000,000 - Confirmed</b>      Year Built/Age: <b>Built 1988 Age: 28</b>  Price/SF: <b>£93.61</b>      NIA: <b>21,365 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: <b>6.72%</b>  Comp ID: <b>3959211</b>      Sale Conditions: <b>Auction Sale</b>  Research Status: <b>Confirmed</b></p>		
		







<b>49</b>	<b>Queens House - 16 Queens Rd</b>	<b>SOLD</b>
<p><b>Coventry, CV1 3JN</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>11/05/2016</b> <span style="margin-left: 150px;">Bldg Type: <b>Office</b></span></p> <p>Sale Price: <b>£1,300,000 - Approximate</b> <span style="margin-left: 100px;">Year Built/Age: <b>Built 1966 Renov 2005 Age: 50</b></span></p> <p>Price/SF: <b>£56.00</b> <span style="margin-left: 150px;">NIA: <b>23,216 SF</b></span></p> <p>Reversionary Yield: -</p> <p>Net Initial Yield: -</p> <p>Comp ID: <b>3624989</b> <span style="margin-left: 100px;">Sale Conditions: <b>Redevelopment Project</b></span></p> <p>Research Status: <b>Approximate</b></p>		
		
<b>50</b>	<b>27-28 Queens Rd</b>	<b>SOLD</b>
<p><b>Coventry, CV1 3EG</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>01/01/2017 (695 days on mkt)</b> <span style="margin-left: 100px;">Bldg Type: <b>Office</b></span></p> <p>Sale Price: <b>£850,000 - Confirmed</b> <span style="margin-left: 100px;">Year Built/Age: <b>Built 1934 Age: 82</b></span></p> <p>Price/SF: <b>£182.01</b> <span style="margin-left: 150px;">NIA: <b>4,670 SF</b></span></p> <p>Reversionary Yield: -</p> <p>Net Initial Yield: -</p> <p>Comp ID: <b>3856609</b> <span style="margin-left: 100px;">Sale Conditions: -</span></p> <p>Research Status: <b>Confirmed</b></p>		
		
<b>51</b>	<b>46-47 Queens Rd</b>	<b>SOLD</b>
<p><b>Coventry, CV1 3EH</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>14/04/2015 (153 days on mkt)</b> <span style="margin-left: 100px;">Bldg Type: <b>Office</b></span></p> <p>Sale Price: <b>£360,000 - Confirmed</b> <span style="margin-left: 100px;">Year Built/Age: <b>Built 1928 Age: 86</b></span></p> <p>Price/SF: <b>£121.79</b> <span style="margin-left: 150px;">NIA: <b>2,956 SF</b></span></p> <p>Reversionary Yield: -</p> <p>Net Initial Yield: -</p> <p>Comp ID: <b>3300559</b> <span style="margin-left: 100px;">Sale Conditions: -</span></p> <p>Research Status: <b>Confirmed</b></p>		
		
<b>52</b>	<b>Parkside House - Quinton Rd</b>	<b>SOLD</b>
<p><b>Coventry, CV1 2NJ</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>06/04/2016 (13 days on mkt)</b> <span style="margin-left: 100px;">Unit Type: <b>2,692 SF Office Unit</b></span></p> <p>Sale Price: <b>£400,000 - Confirmed</b> <span style="margin-left: 100px;">Year Built/Age: <b>Built 1994 Age: 22</b></span></p> <p>Price/SF: <b>£148.59</b> <span style="margin-left: 150px;">NIA: <b>2,692 SF</b></span></p> <p>Reversionary Yield: -</p> <p>Net Initial Yield: -</p> <p>Comp ID: <b>3579746</b> <span style="margin-left: 100px;">Sale Conditions: -</span></p> <p>Research Status: <b>Confirmed</b></p>		
		
<b>53</b>	<b>168-170 Roland Ave</b>	<b>SOLD</b>
<p><b>Coventry, CV6 4LX</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>11/11/2016 (100 days on mkt)</b> <span style="margin-left: 100px;">Bldg Type: <b>Office</b></span></p> <p>Sale Price: <b>£456,000 - Confirmed</b> <span style="margin-left: 100px;">Year Built/Age: <b>Built 1970 Age: 46</b></span></p> <p>Price/SF: <b>£84.76</b> <span style="margin-left: 150px;">NIA: <b>5,380 SF</b></span></p> <p>Reversionary Yield: -</p> <p>Net Initial Yield: -</p> <p>Comp ID: <b>3756273</b> <span style="margin-left: 100px;">Sale Conditions: -</span></p> <p>Research Status: <b>Confirmed</b></p>		
		
<b>54</b>	<b>Units 1 - 6 - Edison Buildings, Unit 3 - Sandy Ln</b>	<b>FOR SALE</b>
<p><b>Coventry, CV1 4JA</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Asking Price: <b>£105,000</b> <span style="margin-left: 100px;">Sale Type: <b>Owner/User</b></span></p> <p>Price/SF: <b>£157.66</b> <span style="margin-left: 100px;">Unit Type: <b>666 SF Office Unit</b></span></p> <p>Days on Market: <b>468</b> <span style="margin-left: 100px;">Bldg Status: <b>Built 2009</b></span></p> <p>Sale Status: <b>Active</b> <span style="margin-left: 150px;">NIA: <b>7,384 SF</b></span></p> <p>Net Initial Yield: -</p> <p>Sale Conditions: -</p>		
		



<b>55</b>	<b>Units 1 - 6 - Edison Buildings, Unit 6 - Sandy Ln</b>	<b>PENDING</b>
Coventry, CV1 4JA	West Midlands County	
Asking Price: <b>£95,000</b>	Sale Type: <b>Investment OR Owner/User</b>	
Price/SF: <b>£167.55</b>	Unit Type: <b>567 SF Office Unit</b>	
Days on Market: <b>326</b>	Bldg Status: <b>Built 2009</b>	
Sale Status: <b>Pending</b>	NIA: <b>7,384 SF</b>	
Net Initial Yield: -	Sale Conditions: -	
<b>56</b>	<b>7 &amp; 8 - Edison Buildings, Unit 7 &amp; 8 - Sandy Ln</b>	<b>FOR SALE</b>
Coventry, CV1 4JA	West Midlands County	
Asking Price: <b>£95,000</b>	Sale Type: <b>Investment</b>	
Price/SF: <b>£125.66</b>	Unit Type: <b>756 SF Office Unit</b>	
Days on Market: <b>568</b>	Bldg Status: <b>Built 2000</b>	
Sale Status: <b>Active</b>	NIA: <b>1,483 SF</b>	
Net Initial Yield: <b>8.19%</b>	Sale Conditions: -	
<b>57</b>	<b>Technology House - Sir William Lyons Rd</b>	<b>SOLD</b>
Coventry, CV4 7EZ	West Midlands County	
Sale Date: <b>16/10/2015 (220 days on mkt)</b>	Bldg Type: <b>Office</b>	
Sale Price: <b>£665,000 - Confirmed</b>	Year Built/Age: <b>Built 1975 Renov 2014 Age: 40</b>	
Price/SF: <b>£142.92</b>	NIA: <b>4,653 SF</b>	
Reversionary Yield: -	Sale Conditions: -	
Net Initial Yield: -		
Comp ID: <b>3419143</b>		
Research Status: <b>Confirmed</b>		
<b>58</b>	<b>Barley Lea House - The Barley Lea</b>	<b>SOLD</b>
Coventry, CV3 1EG	West Midlands County	
Sale Date: <b>04/12/2014</b>	Bldg Type: <b>Office</b>	
Sale Price: <b>£225,000 - Confirmed</b>	Year Built/Age: <b>Built 1970 Age: 44</b>	
Price/SF: <b>£40.75</b>	NIA: <b>5,522 SF</b>	
Reversionary Yield: -	Sale Conditions: <b>Auction Sale</b>	
Net Initial Yield: -		
Comp ID: <b>3285008</b>		
Research Status: <b>Confirmed</b>		
<b>59</b>	<b>Unit 7 - The Quadrant</b>	<b>PENDING</b>
Coventry, CV1 2EL	West Midlands County	
Asking Price: <b>£400,000</b>	Sale Type: <b>Owner/User</b>	
Price/SF: <b>£87.43</b>	Unit Type: <b>4,575 SF Office Unit</b>	
Days on Market: <b>109</b>	Bldg Status: <b>Built 1832</b>	
Sale Status: <b>Pending</b>	NIA: <b>43,904 SF</b>	
Net Initial Yield: -	Sale Conditions: -	
<b>60</b>	<b>Units 11-16 - Office Unit, Unit 11/12 - Torwood Clos</b>	<b>SOLD</b>
Coventry, CV4 8HX	West Midlands County	
Sale Date: <b>22/08/2016</b>	Unit Type: <b>2,598 SF Office Unit</b>	
Sale Price: <b>£350,000 - Confirmed</b>	Year Built/Age: <b>Built 2003 Age: 12</b>	
Price/SF: <b>£134.72</b>	NIA: <b>2,598 SF</b>	
Reversionary Yield: -	Sale Conditions: -	
Net Initial Yield: -		
Comp ID: <b>3705216</b>		
Research Status: <b>Confirmed</b>		

<b>61</b>	<b>Units 1 - 5 - Mercia Business Village, Unit 4 - Torwood Clos</b>	<b>FOR SALE</b>
<p>Coventry, CV4 8HX <span style="float: right;">West Midlands County</span></p> <p>Asking Price: <b>£185,000</b> <span style="float: right;">Sale Type: <b>Investment OR Owner/User</b></span></p> <p>Price/SF: <b>£160.03</b> <span style="float: right;">Unit Type: <b>1,156 SF Office Unit</b></span></p> <p>Days on Market: <b>1839</b> <span style="float: right;">Bldg Status: <b>Built 1985</b></span></p> <p>Sale Status: <b>Active</b> <span style="float: right;">NIA: <b>6,383 SF</b></span></p> <p>Net Initial Yield: - <span style="float: right;">Sale Conditions: -</span></p>		
		
<b>62</b>	<b>Fraikin House - Torwood Clos (Part of Portfolio)</b>	<b>SOLD</b>
<p>Coventry, CV4 8HX <span style="float: right;">West Midlands County</span></p> <p>Sale Date: <b>13/04/2015</b> <span style="float: right;">Bldg Type: <b>Office</b></span></p> <p>Sale Price: - <span style="float: right;">Year Built/Age: -</span></p> <p>Price/SF: - <span style="float: right;">NIA: <b>22,355 SF</b></span></p> <p>Reversionary Yield: - <span style="float: right;">Sale Conditions: <b>Bulk/Portfolio Sale</b></span></p> <p>Net Initial Yield: -</p> <p>Comp ID: <b>3342273</b></p> <p>Research Status: <b>Research Complete</b></p>		
		
<b>63</b>	<b>The Reform Club - 5 Warwick Row</b>	<b>SOLD</b>
<p>Coventry, CV1 1EX <span style="float: right;">West Midlands County</span></p> <p>Sale Date: <b>27/03/2017 (19 days on mkt)</b> <span style="float: right;">Bldg Type: <b>Office</b></span></p> <p>Sale Price: <b>£810,000 - Confirmed</b> <span style="float: right;">Year Built/Age: <b>Built 1900 Age: 117</b></span></p> <p>Price/SF: <b>£60.38</b> <span style="float: right;">NIA: <b>13,416 SF</b></span></p> <p>Reversionary Yield: - <span style="float: right;">Sale Conditions: <b>Auction Sale</b></span></p> <p>Net Initial Yield: <b>3.20%</b></p> <p>Comp ID: <b>3865314</b></p> <p>Research Status: <b>Confirmed</b></p>		
		
<b>64</b>	<b>28 Warwick Row</b>	<b>SOLD</b>
<p>Coventry, CV1 1EY <span style="float: right;">West Midlands County</span></p> <p>Sale Date: <b>16/07/2015</b> <span style="float: right;">Bldg Type: <b>Office</b></span></p> <p>Sale Price: <b>£280,000 - Confirmed</b> <span style="float: right;">Year Built/Age: <b>Built 1827 Age: 187</b></span></p> <p>Price/SF: <b>£225.26</b> <span style="float: right;">NIA: <b>1,243 SF</b></span></p> <p>Reversionary Yield: - <span style="float: right;">Sale Conditions: <b>Auction Sale</b></span></p> <p>Net Initial Yield: -</p> <p>Comp ID: <b>3353709</b></p> <p>Research Status: <b>Confirmed</b></p>		
		
<b>65</b>	<b>1 Warwick St</b>	<b>SOLD</b>
<p>Coventry, CV5 6ET <span style="float: right;">West Midlands County</span></p> <p>Sale Date: <b>04/07/2016 (112 days on mkt)</b> <span style="float: right;">Bldg Type: <b>Office</b></span></p> <p>Sale Price: <b>£262,500 - Confirmed</b> <span style="float: right;">Year Built/Age: <b>Built 1962 Age: 53</b></span></p> <p>Price/SF: <b>£169.57</b> <span style="float: right;">NIA: <b>1,548 SF</b></span></p> <p>Reversionary Yield: - <span style="float: right;">Sale Conditions: -</span></p> <p>Net Initial Yield: -</p> <p>Comp ID: <b>3641986</b></p> <p>Research Status: <b>Confirmed</b></p>		
		
<b>66</b>	<b>Ensign Business Centre, Unit 12 - Westwood Way (Part of Multi-Unit)</b>	<b>SOLD</b>
<p>Coventry, CV4 8JA <span style="float: right;">West Midlands County</span></p> <p>Sale Date: <b>01/11/2014 (222 days on mkt)</b> <span style="float: right;">Unit Type: <b>687 SF Office Unit</b></span></p> <p>Sale Price: - <span style="float: right;">Year Built/Age: <b>Built 1988 Age: 25</b></span></p> <p>Price/SF: - <span style="float: right;">NIA: <b>687 SF</b></span></p> <p>Reversionary Yield: - <span style="float: right;">Sale Conditions: -</span></p> <p>Net Initial Yield: -</p> <p>Comp ID: <b>3166186</b></p> <p>Research Status: <b>Research Complete</b></p>		
		

<b>67</b>	<b>Ensign Business Centre, Unit 12 - Westwood Way (Part of Multi-Unit)</b>	<b>SOLD</b>
Coventry, CV4 8JA	West Midlands County	
Sale Date: 01/11/2014 (222 days on mkt)	Unit Type: 687 SF Office Unit	
Sale Price: -	Year Built/Age: Built 1988 Age: 25	
Price/SF: -	NIA: 687 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 3166186	Sale Conditions: -	
Research Status: Research Complete		
<b>68</b>	<b>Colombus House - Westwood Way (Part of Portfolio)</b>	<b>SOLD</b>
Coventry, CV4 8LG	West Midlands County	
Sale Date: 04/08/2014	Bldg Type: Office	
Sale Price: -	Year Built/Age: Built 2003 Age: 11	
Price/SF: -	NIA: 53,210 SF	
Reversionary Yield: -		
Net Initial Yield: 10.00%		
Comp ID: 3232842	Sale Conditions: Bulk/Portfolio Sale	
Research Status: Research Complete		
<b>69</b>	<b>2 - The Oaks - Westwood Way (Part of Portfolio)</b>	<b>SOLD</b>
Coventry, CV4 8JB	West Midlands County	
Sale Date: 13/04/2015	Bldg Type: Office	
Sale Price: -	Year Built/Age: Built 1994 Age: 21	
Price/SF: -	NIA: 17,655 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 3342273	Sale Conditions: Bulk/Portfolio Sale	
Research Status: Research Complete		
<b>70</b>	<b>Ensign Business Centre, Unit 10 - Westwood Way (Part of Multi-Unit)</b>	<b>SOLD</b>
Coventry, CV4 8JA	West Midlands County	
Sale Date: 22/10/2015	Unit Type: 583 SF Office Unit	
Sale Price: -	Year Built/Age: Built 1988 Age: 26	
Price/SF: -	NIA: 583 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 3424469	Sale Conditions: -	
Research Status: Research Complete		
<b>71</b>	<b>Ensign Business Centre, Unit 23 - Westwood Way (Part of Multi-Unit)</b>	<b>SOLD</b>
Coventry, CV4 8JA	West Midlands County	
Sale Date: 22/10/2015	Unit Type: 579 SF Office Unit	
Sale Price: -	Year Built/Age: Built 1988 Age: 26	
Price/SF: -	NIA: 579 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 3424469	Sale Conditions: -	
Research Status: Research Complete		
<b>72</b>	<b>Ensign Business Centre, Unit 24 - Westwood Way (Part of Multi-Unit)</b>	<b>SOLD</b>
Coventry, CV4 8JA	West Midlands County	
Sale Date: 22/10/2015	Unit Type: 583 SF Office Unit	
Sale Price: -	Year Built/Age: Built 1988 Age: 26	
Price/SF: -	NIA: 583 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 3424469	Sale Conditions: -	
Research Status: Research Complete		

<b>73</b>	<b>Ensign Business Centre, Unit 9 - Westwood Way (Part of Multi-Unit)</b>	<b>SOLD</b>
Coventry, CV4 8JA	West Midlands County	
Sale Date: 22/10/2015	Unit Type: 579 SF Office Unit	
Sale Price: -	Year Built/Age: Built 1988 Age: 26	
Price/SF: -	NIA: 579 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 3424469	Sale Conditions: -	
Research Status: Research Complete		
<b>74</b>	<b>Units A-C - West Oak House, Unit B - Westwood Way (Part of Multi-Unit)</b>	<b>SOLD</b>
Coventry, CV4 8JR	West Midlands County	
Sale Date: 12/08/2016 (1,369 days on mkt)	Unit Type: 2,857 SF Office Unit	
Sale Price: -	Year Built/Age: Built 1994 Age: 21	
Price/SF: -	NIA: 2,857 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 3687197	Sale Conditions: -	
Research Status:		
<b>75</b>	<b>Units A-C - West Oak House, Unit B - Westwood Way (Part of Multi-Unit)</b>	<b>SOLD</b>
Coventry, CV4 8JR	West Midlands County	
Sale Date: 12/08/2016 (1,369 days on mkt)	Unit Type: 1,191 SF Office Unit	
Sale Price: -	Year Built/Age: Built 1994 Age: 21	
Price/SF: -	NIA: 1,191 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 3687197	Sale Conditions: -	
Research Status:		
<b>76</b>	<b>Units A-C - West Oak House, Unit C - Westwood Way (Part of Multi-Unit)</b>	<b>SOLD</b>
Coventry, CV4 8JR	West Midlands County	
Sale Date: 12/08/2016 (1,369 days on mkt)	Unit Type: 3,038 SF Office Unit	
Sale Price: -	Year Built/Age: Built 1994 Age: 21	
Price/SF: -	NIA: 3,038 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 3687197	Sale Conditions: -	
Research Status:		
<b>77</b>	<b>Units A-C - West Oak House, Unit C - Westwood Way (Part of Multi-Unit)</b>	<b>SOLD</b>
Coventry, CV4 8JR	West Midlands County	
Sale Date: 12/08/2016 (1,369 days on mkt)	Unit Type: 1,191 SF Office Unit	
Sale Price: -	Year Built/Age: Built 1994 Age: 21	
Price/SF: -	NIA: 1,191 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 3687197	Sale Conditions: -	
Research Status:		
<b>78</b>	<b>Ensign Business Centre, Unit 21 - Westwood Way (Part of Multi-Unit)</b>	<b>SOLD</b>
Coventry, CV4 8JA	West Midlands County	
Sale Date: 29/05/2017	Unit Type: 565 SF Office Unit	
Sale Price: -	Year Built/Age: Built 1988 Age: 28	
Price/SF: -	NIA: 565 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 3940790	Sale Conditions: -	
Research Status: Public Record		

**79 Ensign Business Centre, Unit 22 - Westwood Way (Part of Multi-Unit)****SOLD****Coventry, CV4 8JA****West Midlands County**Sale Date: **29/05/2017**Unit Type: **704 SF Office Unit**

Sale Price: -

Year Built/Age: **Built 1988 Age: 28**

Price/SF: -

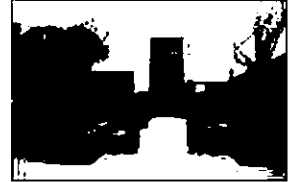
NIA: **704 SF**

Reversionary Yield: -

Net Initial Yield: -

Comp ID: **3940790**

Sale Conditions: -

Research Status: **Public Record****80 The Neighbourhood Centre - 2 Whitaker Rd****FOR SALE****Coventry, CV5 9JE****West Midlands County**Asking Price: **£600,000**Sale Type: **Owner/User**Price/SF: **£105.21**Unit Type: **5,703 SF Office Unit**Days on Market: **375**Bldg Status: **Built 2012**Sale Status: **Active**NIA: **22,874 SF**

Net Initial Yield: -







Sale Conditions: -

## Sales Comps - Offices Outer Coventry Submarket (Last 3yrs)

Comps Statistics					
	Low	Average	Median	High	Count
<b>Office</b>					
Price					
For Sale & UC/Pending	£170,000	£726,000	£425,000	£2,250,000	5
Sold Transactions	£225,000	£996,079	£470,000	£9,000,000	19
NIA					
For Sale & UC/Pending	903 SF	7,254 SF	6,576 SF	17,700 SF	8
Sold Transactions	565 SF	10,969 SF	4,582 SF	91,753 SF	51
Price per SF					
For Sale & UC/Pending	£30.59	£92.23	£127.12	£188.26	5
Sold Transactions	£14.51	£98.60	£146.11	£178.21	19
Net Initial Yield					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	3.19%	8.79%	8.50%	14.70%	5
Days on Market					
For Sale & UC/Pending	5	442	212	1,839	8
Sold Transactions	13	458	222	1,369	25
Sale Price to Asking Price Ratio					
Sold Transactions	87.69%	118.82%	100.00%	360.00%	13
<b>Industrial</b>					
Price					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	£169,000	£169,000	£169,000	£169,000	1
NIA					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	2,002 SF	2,002 SF	2,002 SF	2,002 SF	1
Price per SF					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	£84.42	£84.42	£84.42	£84.42	1
Net Initial Yield					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	-	-	-	-	-
Days on Market					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	-	-	-	-	-
Sale Price to Asking Price Ratio					
Sold Transactions	-	-	-	-	-



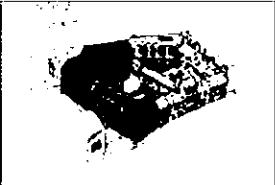
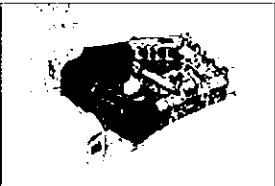


## Sales Comps - Offices Outer Coventry Submarket (Last 3yrs)

	Low	Average	Median	High	Count
<b>Totals</b>					
For Sale & UC/Pending		Asking Price Total: £3,630,000		Total For Sale Transactions:	8
Sold Transactions		Total Sales Volume: £19,094,500		Total Sales Transactions:	52
		<b>Total Included in Analysis: £22,724,500</b>		<b>Total Included in Analysis:</b>	<b>60</b>
<b>Survey Criteria</b>					
basic criteria: Type of Property - <b>Office</b> ; Sale Date - <b>01/08/2014 - 22/08/2017</b> ; Sale Status - <b>Under Offer, Sold, For Sale</b> ; Return and Search on Portfolio Sales as Individual Properties - <b>Yes</b>					
geography criteria: Submarket - <b>Outer Coventry (Coventry)</b>					

1	Portfolio	FOR SALE										
<p><b>6 Properties.</b></p> <table border="0"> <tr> <td>Asking Price: -</td> <td>Sale Type: <b>Investment</b></td> </tr> <tr> <td>Price/SF: -</td> <td># Properties: <b>6</b></td> </tr> <tr> <td>Days on Market: <b>679</b></td> <td>Total Size: <b>3,411 SF</b></td> </tr> <tr> <td>Sale Status: <b>Active</b></td> <td>Total Land Area: -</td> </tr> <tr> <td>Net Initial Yield: -</td> <td>Sale Conditions: -</td> </tr> </table>		Asking Price: -	Sale Type: <b>Investment</b>	Price/SF: -	# Properties: <b>6</b>	Days on Market: <b>679</b>	Total Size: <b>3,411 SF</b>	Sale Status: <b>Active</b>	Total Land Area: -	Net Initial Yield: -	Sale Conditions: -	
Asking Price: -	Sale Type: <b>Investment</b>											
Price/SF: -	# Properties: <b>6</b>											
Days on Market: <b>679</b>	Total Size: <b>3,411 SF</b>											
Sale Status: <b>Active</b>	Total Land Area: -											
Net Initial Yield: -	Sale Conditions: -											
2	141 Albany Rd	SOLD										
<p><b>Coventry, CV5 6ND</b> <span style="float: right;"><b>West Midlands County</b></span></p> <table border="0"> <tr> <td>Sale Date: <b>18/09/2015 (493 days on mkt)</b></td> <td>Bldg Type: <b>Office</b></td> </tr> <tr> <td>Sale Price: <b>£466,000 - Confirmed</b></td> <td>Year Built/Age: <b>Built 1931 Age: 84</b></td> </tr> <tr> <td>Price/SF: <b>£101.70</b></td> <td>NIA: <b>4,582 SF</b></td> </tr> </table> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3416980</b>      Sale Conditions: -  Research Status: <b>Confirmed</b></p>		Sale Date: <b>18/09/2015 (493 days on mkt)</b>	Bldg Type: <b>Office</b>	Sale Price: <b>£466,000 - Confirmed</b>	Year Built/Age: <b>Built 1931 Age: 84</b>	Price/SF: <b>£101.70</b>	NIA: <b>4,582 SF</b>					
Sale Date: <b>18/09/2015 (493 days on mkt)</b>	Bldg Type: <b>Office</b>											
Sale Price: <b>£466,000 - Confirmed</b>	Year Built/Age: <b>Built 1931 Age: 84</b>											
Price/SF: <b>£101.70</b>	NIA: <b>4,582 SF</b>											
3	68a Berkley Rd N	FOR SALE										
<p><b>Coventry, CV5 6NX</b> <span style="float: right;"><b>West Midlands County</b></span></p> <table border="0"> <tr> <td>Asking Price: <b>£170,000</b></td> <td>Sale Type: <b>Owner/User</b></td> </tr> <tr> <td>Price/SF: <b>£188.26</b></td> <td>Bldg Type: <b>Office</b></td> </tr> <tr> <td>Days on Market: <b>50</b></td> <td>Bldg Status: -</td> </tr> <tr> <td>Sale Status: <b>Active</b></td> <td>NIA: <b>903 SF</b></td> </tr> </table> <p>Net Initial Yield: -  Sale Conditions: -</p>		Asking Price: <b>£170,000</b>	Sale Type: <b>Owner/User</b>	Price/SF: <b>£188.26</b>	Bldg Type: <b>Office</b>	Days on Market: <b>50</b>	Bldg Status: -	Sale Status: <b>Active</b>	NIA: <b>903 SF</b>			
Asking Price: <b>£170,000</b>	Sale Type: <b>Owner/User</b>											
Price/SF: <b>£188.26</b>	Bldg Type: <b>Office</b>											
Days on Market: <b>50</b>	Bldg Status: -											
Sale Status: <b>Active</b>	NIA: <b>903 SF</b>											
4	1A Brandon Ln	FOR SALE										
<p><b>Coventry, CV3 3RD</b> <span style="float: right;"><b>West Midlands County</b></span></p> <table border="0"> <tr> <td>Asking Price: -</td> <td>Sale Type: <b>Owner/User</b></td> </tr> <tr> <td>Price/SF: -</td> <td>Bldg Type: <b>Office</b></td> </tr> <tr> <td>Days on Market: <b>5</b></td> <td>Bldg Status: <b>Built 2000</b></td> </tr> <tr> <td>Sale Status: <b>Active</b></td> <td>NIA: <b>7,811 SF</b></td> </tr> </table> <p>Net Initial Yield: -  Sale Conditions: -</p>		Asking Price: -	Sale Type: <b>Owner/User</b>	Price/SF: -	Bldg Type: <b>Office</b>	Days on Market: <b>5</b>	Bldg Status: <b>Built 2000</b>	Sale Status: <b>Active</b>	NIA: <b>7,811 SF</b>			
Asking Price: -	Sale Type: <b>Owner/User</b>											
Price/SF: -	Bldg Type: <b>Office</b>											
Days on Market: <b>5</b>	Bldg Status: <b>Built 2000</b>											
Sale Status: <b>Active</b>	NIA: <b>7,811 SF</b>											
5	Wyken Medical Centre - Brixham Dr	SOLD										
<p><b>Coventry, CV2 3LB</b> <span style="float: right;"><b>West Midlands County</b></span></p> <table border="0"> <tr> <td>Sale Date: <b>01/04/2016 (65 days on mkt)</b></td> <td>Unit Type: <b>1,055 SF Office Unit</b></td> </tr> <tr> <td>Sale Price: -</td> <td>Year Built/Age: <b>Built 2005 Age: 11</b></td> </tr> <tr> <td>Price/SF: -</td> <td>NIA: <b>1,055 SF</b></td> </tr> </table> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3559890</b>      Sale Conditions: -  Research Status: -</p>		Sale Date: <b>01/04/2016 (65 days on mkt)</b>	Unit Type: <b>1,055 SF Office Unit</b>	Sale Price: -	Year Built/Age: <b>Built 2005 Age: 11</b>	Price/SF: -	NIA: <b>1,055 SF</b>					
Sale Date: <b>01/04/2016 (65 days on mkt)</b>	Unit Type: <b>1,055 SF Office Unit</b>											
Sale Price: -	Year Built/Age: <b>Built 2005 Age: 11</b>											
Price/SF: -	NIA: <b>1,055 SF</b>											
6	3 Broad St	SOLD										
<p><b>Coventry, CV6 5AX</b> <span style="float: right;"><b>West Midlands County</b></span></p> <table border="0"> <tr> <td>Sale Date: <b>15/02/2016 (13 days on mkt)</b></td> <td>Bldg Type: <b>Office</b></td> </tr> <tr> <td>Sale Price: -</td> <td>Year Built/Age: <b>Built 1979 Age: 36</b></td> </tr> <tr> <td>Price/SF: -</td> <td>NIA: <b>1,000 SF</b></td> </tr> </table> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3525875</b>      Sale Conditions: -  Research Status: -</p>		Sale Date: <b>15/02/2016 (13 days on mkt)</b>	Bldg Type: <b>Office</b>	Sale Price: -	Year Built/Age: <b>Built 1979 Age: 36</b>	Price/SF: -	NIA: <b>1,000 SF</b>					
Sale Date: <b>15/02/2016 (13 days on mkt)</b>	Bldg Type: <b>Office</b>											
Sale Price: -	Year Built/Age: <b>Built 1979 Age: 36</b>											
Price/SF: -	NIA: <b>1,000 SF</b>											









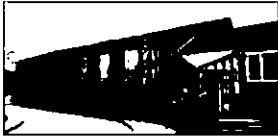





<b>7</b>	<b>1 Broomfield Rd</b>	<b>SOLD</b>
<p><b>Coventry, CV5 6JW</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>11/11/2016 (241 days on mkt)</b>    Bldg Type: <b>OfficeMedical</b>  Sale Price: <b>£285,000 - Confirmed</b>    Year Built/Age: <b>Built 1910 Age: 106</b>  Price/SF: <b>£156.51</b>    NIA: <b>1,821 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: <b>3.19%</b>  Comp ID: <b>3777112</b>    Sale Conditions: -  Research Status: <b>Confirmed</b></p>		
		
<b>8</b>	<b>Ashbrook Court - Central Blvd</b>	<b>SOLD</b>
<p><b>Coventry, CV6 4BX</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>01/01/2017</b>    Bldg Type: <b>Office</b>  Sale Price: <b>£9,000,000 - Confirmed</b>    Year Built/Age: <b>Built 1999 Age: 17</b>  Price/SF: <b>£178.21</b>    NIA: <b>50,502 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: <b>8.50%</b>  Comp ID: <b>3827391</b>    Sale Conditions: -  Research Status: <b>Confirmed</b></p>		
		
<b>9</b>	<b>Unit 4 - Villiers Court - Copse Dr</b>	<b>SOLD</b>
<p><b>Coventry, CV5 9RN</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>20/04/2017 (458 days on mkt)</b>    Bldg Type: <b>Office</b>  Sale Price: <b>£1,000,000 - Confirmed</b>    Year Built/Age: <b>Built 2005 Age: 11</b>  Price/SF: <b>£158.91</b>    NIA: <b>6,293 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: <b>7.57%</b>  Comp ID: <b>3898616</b>    Sale Conditions: -  Research Status: <b>Confirmed</b></p>		
		
<b>10</b>	<b>Whittle House - Courtaulds Way</b>	<b>FOR SALE</b>
<p><b>Coventry, CV6 5NH</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Asking Price: <b>£2,250,000</b>    Sale Type: <b>Owner/User</b>  Price/SF: <b>£127.12</b>    Bldg Type: <b>Office</b>  Days on Market: <b>525</b>    Bldg Status: <b>Built 1999</b>  Sale Status: <b>Active</b>    NIA: <b>17,700 SF</b></p> <p>Net Initial Yield: -  Sale Conditions: -</p>		
		
<b>11</b>	<b>Tower Court - Courtaulds Way (Part of Portfolio)</b>	<b>SOLD</b>
<p><b>Coventry, CV6 5NX</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>25/01/2017 (1,192 days on mkt)</b>    Bldg Type: <b>Office</b>  Sale Price: -    Year Built/Age: <b>Built 1911 Renov 2001 Age: 105</b>  Price/SF: -    NIA: <b>62,600 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: <b>9.00%</b>  Comp ID: <b>3849078</b>    Sale Conditions: <b>Bulk/Portfolio Sale</b>  Research Status: <b>Research Complete</b></p>		
		
<b>12</b>	<b>Unit 1170 - Elliott Court - Elliot Ct (Part of Portfolio)</b>	<b>SOLD</b>
<p><b>Coventry, CV5 6UB</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>20/04/2016</b>    Bldg Type: <b>Office</b>  Sale Price: -    Year Built/Age: <b>Built 2000 Age: 15</b>  Price/SF: -    NIA: <b>6,170 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: <b>9.20%</b>  Comp ID: <b>3599222</b>    Sale Conditions: <b>Bulk/Portfolio Sale</b>  Research Status:</p>		
		

<b>13</b>	<b>Warwick House - 2 Elm Ct</b>	<b>FOR SALE</b>
Coventry, CV5 9RG	West Midlands County	
Asking Price: -	Sale Type: <b>Owner/User</b>	
Price/SF: -	Bldg Type: <b>Office</b>	
Days on Market: <b>46</b>	Bldg Status: <b>Built 1992 Renov 2017</b>	
Sale Status: <b>Active</b>	NIA: <b>7,450 SF</b>	
Net Initial Yield: -	Sale Conditions: -	
<b>14</b>	<b>Units 1-2 - Industrial Unit, Unit 2 - Falkland Clos</b>	<b>SOLD</b>
Coventry, CV4 8AU	West Midlands County	
Sale Date: <b>24/05/2016</b>	Unit Type: <b>2,002 SF Industrial Unit</b>	
Sale Price: <b>£169,000 - Confirmed</b>	Year Built/Age: <b>Built 1977 Age: 38</b>	
Price/SF: <b>£84.42</b>	NIA: <b>2,002 SF</b>	
Reversionary Yield: -	Sale Conditions: -	
Net Initial Yield: -		
Comp ID: <b>3693386</b>		
Research Status: <b>Confirmed</b>		
<b>15</b>	<b>Site 2 - Block C - Far Gosford St</b>	<b>SOLD</b>
Coventry, CV1 5DW	West Midlands County	
Sale Date: <b>09/08/2016 (736 days on mkt)</b>	Bldg Type: <b>Office</b>	
Sale Price: <b>£730,000 - Confirmed</b>	Year Built/Age: <b>Built 2016</b>	
Price/SF: <b>£175.99</b>	NIA: <b>4,148 SF</b>	
Reversionary Yield: -	Sale Conditions: -	
Net Initial Yield: -		
Comp ID: <b>3671850</b>		
Research Status: <b>Confirmed</b>		
<b>16</b>	<b>Site 2 - Block B - Far Gosford St</b>	<b>SOLD</b>
Coventry, CV1 5DW	West Midlands County	
Sale Date: <b>01/11/2015 (454 days on mkt)</b>	Bldg Type: <b>Office</b>	
Sale Price: <b>£635,000 - Confirmed</b>	Year Built/Age: <b>Built 2016</b>	
Price/SF: <b>£174.88</b>	NIA: <b>3,631 SF</b>	
Reversionary Yield: -	Sale Conditions: -	
Net Initial Yield: -		
Comp ID: <b>3671849</b>		
Research Status: <b>Confirmed</b>		
<b>17</b>	<b>396 Foleshill Rd</b>	<b>SOLD</b>
Coventry, CV6 5AN	West Midlands County	
Sale Date: <b>27/02/2015</b>	Bldg Type: <b>Office</b>	
Sale Price: <b>£480,000 - Confirmed</b>	Year Built/Age: <b>Built 1960 Age: 55</b>	
Price/SF: <b>£171.00</b>	NIA: <b>2,807 SF</b>	
Reversionary Yield: -	Sale Conditions: -	
Net Initial Yield: -		
Comp ID: <b>3301926</b>		
Research Status: <b>Confirmed</b>		
<b>18</b>	<b>6 Harnall Row</b>	<b>SOLD</b>
Coventry, CV1 5DR	West Midlands County	
Sale Date: <b>20/01/2017</b>	Bldg Type: <b>Office</b>	
Sale Price: -	Year Built/Age: <b>Built 2016 Age: 1</b>	
Price/SF: -	NIA: <b>10,500 SF</b>	
Reversionary Yield: -	Sale Conditions: -	
Net Initial Yield: -		
Comp ID: <b>3834294</b>		
Research Status: <b>Research Complete</b>		

<b>19</b>	<b>Unit 1110 - Elliott Court - Herald Ave</b>	<b>SOLD</b>
<p><b>Coventry, CV5 6UB</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>01/10/2015 (216 days on mkt)</b>      Bldg Type: <b>Office</b>  Sale Price: <b>£1,250,000 - Approximate</b>      Year Built/Age: <b>Built 1999 Age: 16</b>  Price/SF: <b>£146.11</b>      NIA: <b>8,555 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3442716</b>      Sale Conditions: -  Research Status: <b>Approximate</b></p>		
		
<b>20</b>	<b>Unit 1110 - Elliott Court - Herald Ave (Part of Portfolio)</b>	<b>SOLD</b>
<p><b>Coventry, CV5 6UB</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>01/10/2014</b>      Bldg Type: <b>Office</b>  Sale Price: -      Year Built/Age: <b>Built 1999 Age: 15</b>  Price/SF: -      NIA: <b>8,555 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: <b>8.95%</b>  Comp ID: <b>3151632</b>      Sale Conditions: <b>Bulk/Portfolio Sale</b>  Research Status: <b>Research Complete</b></p>		
		
<b>21</b>	<b>Unit 1120 - Elliott Court - Herald Ave (Part of Portfolio)</b>	<b>SOLD</b>
<p><b>Coventry, CV5 6UB</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>01/10/2014</b>      Bldg Type: <b>Office</b>  Sale Price: -      Year Built/Age: <b>Built 1985 Age: 29</b>  Price/SF: -      NIA: <b>9,192 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: <b>8.95%</b>  Comp ID: <b>3151632</b>      Sale Conditions: <b>Bulk/Portfolio Sale</b>  Research Status: <b>Research Complete</b></p>		
		
<b>22</b>	<b>Units 1130-1160 - Elliott Court - Herald Ave (Part of Portfolio)</b>	<b>SOLD</b>
<p><b>Coventry, CV5 6UB</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>01/10/2014</b>      Bldg Type: <b>Office</b>  Sale Price: -      Year Built/Age: <b>Built 1995 Age: 19</b>  Price/SF: -      NIA: <b>12,368 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: <b>8.95%</b>  Comp ID: <b>3151632</b>      Sale Conditions: <b>Bulk/Portfolio Sale</b>  Research Status: <b>Research Complete</b></p>		
		
<b>23</b>	<b>Unit 1180 - Elliott Court - Herald Ave (Part of Portfolio)</b>	<b>SOLD</b>
<p><b>Coventry, CV5 6UB</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>01/10/2014</b>      Bldg Type: <b>Office</b>  Sale Price: -      Year Built/Age: -  Price/SF: -      NIA: <b>6,959 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: <b>8.95%</b>  Comp ID: <b>3151632</b>      Sale Conditions: <b>Bulk/Portfolio Sale</b>  Research Status: <b>Research Complete</b></p>		
		
<b>24</b>	<b>Units 1130-1160 - Elliott Court - Herald Ave (Part of Portfolio)</b>	<b>SOLD</b>
<p><b>Coventry, CV5 6UB</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>20/04/2016</b>      Bldg Type: <b>Office</b>  Sale Price: -      Year Built/Age: <b>Built 1995 Age: 21</b>  Price/SF: -      NIA: <b>12,368 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: <b>9.20%</b>  Comp ID: <b>3599222</b>      Sale Conditions: <b>Bulk/Portfolio Sale</b>  Research Status:</p>		
		

<b>25</b>	<b>Unit 1180 - Elliott Court - Herald Ave (Part of Portfolio)</b>	<b>SOLD</b>
<p><b>Coventry, CV5 6UB</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>20/04/2016</b> <span style="float: right;">Bldg Type: <b>Office</b></span>  Sale Price: - <span style="float: right;">Year Built/Age: -</span>  Price/SF: - <span style="float: right;">NIA: <b>6,959 SF</b></span></p> <p>Reversionary Yield: -  Net Initial Yield: <b>9.20%</b>  Comp ID: <b>3599222</b> <span style="float: right;">Sale Conditions: <b>Bulk/Portfolio Sale</b></span>  Research Status:</p>		
		
<b>26</b>	<b>Unit 1120 - Elliott Court - Herald Ave (Part of Portfolio)</b>	<b>SOLD</b>
<p><b>Coventry, CV5 6UB</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>20/04/2016</b> <span style="float: right;">Bldg Type: <b>Office</b></span>  Sale Price: - <span style="float: right;">Year Built/Age: <b>Built 1985 Age: 30</b></span>  Price/SF: - <span style="float: right;">NIA: <b>9,192 SF</b></span></p> <p>Reversionary Yield: -  Net Initial Yield: <b>9.20%</b>  Comp ID: <b>3599222</b> <span style="float: right;">Sale Conditions: <b>Bulk/Portfolio Sale</b></span>  Research Status:</p>		
		
<b>27</b>	<b>Unit 1110 - Elliott Court - Herald Ave (Part of Portfolio)</b>	<b>SOLD</b>
<p><b>Coventry, CV5 6UB</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>20/04/2016</b> <span style="float: right;">Bldg Type: <b>Office</b></span>  Sale Price: - <span style="float: right;">Year Built/Age: <b>Built 1999 Age: 17</b></span>  Price/SF: - <span style="float: right;">NIA: <b>8,555 SF</b></span></p> <p>Reversionary Yield: -  Net Initial Yield: <b>9.20%</b>  Comp ID: <b>3599222</b> <span style="float: right;">Sale Conditions: <b>Bulk/Portfolio Sale</b></span>  Research Status:</p>		
		
<b>28</b>	<b>Cel International - Herald Way</b>	<b>SOLD</b>
<p><b>Coventry, CV4 8JA</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>13/01/2017</b> <span style="float: right;">Bldg Type: <b>Office</b></span>  Sale Price: <b>£930,000 - Confirmed</b> <span style="float: right;">Year Built/Age: -</span>  Price/SF: <b>£66.94</b> <span style="float: right;">NIA: <b>13,894 SF</b></span></p> <p>Reversionary Yield: -  Net Initial Yield: <b>10.00%</b>  Comp ID: <b>3807117</b> <span style="float: right;">Sale Conditions: -</span>  Research Status: <b>Confirmed</b></p>		
		
<b>29</b>	<b>Cel International - Herald Way</b>	<b>FOR SALE</b>
<p><b>Coventry, CV4 8JA</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Asking Price: <b>£425,000</b> <span style="float: right;">Sale Type: <b>Investment OR Owner/User</b></span>  Price/SF: <b>£30.59</b> <span style="float: right;">Bldg Type: <b>Office</b></span>  Days on Market: <b>18</b> <span style="float: right;">Bldg Status:</span>  Sale Status: <b>Active</b> <span style="float: right;">NIA: <b>13,894 SF</b></span></p> <p>Net Initial Yield: -  Sale Conditions: -</p>		
		
<b>30</b>	<b>2-6 Hood St</b>	<b>SOLD</b>
<p><b>Coventry, CV1 5PX</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>05/08/2014 (117 days on mkt)</b> <span style="float: right;">Bldg Type: <b>Office</b></span>  Sale Price: <b>£246,000 - Confirmed</b> <span style="float: right;">Year Built/Age: <b>Built 1993 Age: 21</b></span>  Price/SF: <b>£159.95</b> <span style="float: right;">NIA: <b>1,538 SF</b></span></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3103200</b> <span style="float: right;">Sale Conditions: -</span>  Research Status: <b>Confirmed</b></p>		
		

<b>31</b>	<b>Units 1-4 - Bilton Industrial Estate - Humber Ave (Part of Portfolio)</b>	<b>SOLD</b>
<p><b>Coventry, CV3 1JL</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>01/12/2015</b>      Bldg Type: <b>Office</b>  Sale Price: -      Year Built/Age: <b>Built 1969 Age: 46</b>  Price/SF: -      NIA: <b>11,106 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3514135</b>      Sale Conditions: <b>Bulk/Portfolio Sale</b>  Research Status: <b>Research Complete</b></p>		
		
<b>32</b>	<b>101 Lockhurst Ln</b>	<b>SOLD</b>
<p><b>Coventry, CV6 5SF</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>11/12/2014 (20 days on mkt)</b>      Bldg Type: <b>Office</b>  Sale Price: <b>£900,000 - Confirmed</b>      Year Built/Age: <b>Built 1970 Age: 44</b>  Price/SF: <b>£14.51</b>      NIA: <b>62,006 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: <b>14.70%</b>  Comp ID: <b>3188104</b>      Sale Conditions: -  Research Status: <b>Confirmed</b></p>		
		
<b>33</b>	<b>6 Maudslay Rd</b>	<b>SOLD</b>
<p><b>Coventry, CV5 8EL</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>20/06/2016 (202 days on mkt)</b>      Bldg Type: <b>Office</b>  Sale Price: <b>£225,000 - Confirmed</b>      Year Built/Age: <b>Built 1970 Age: 46</b>  Price/SF: <b>£89.75</b>      NIA: <b>2,507 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3643007</b>      Sale Conditions: -  Research Status: <b>Confirmed</b></p>		
		
<b>34</b>	<b>Former Little Cedars Dental Surgery - Meadfoot Rd</b>	<b>SOLD</b>
<p><b>Coventry, CV3 3DW</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>01/08/2015 (177 days on mkt)</b>      Bldg Type: <b>OfficeMedical</b>  Sale Price: -      Year Built/Age: <b>Built 1955 Age: 60</b>  Price/SF: -      NIA: <b>848 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3424462</b>      Sale Conditions: -  Research Status: <b>Research Complete</b></p>		
		
<b>35</b>	<b>63-65 Moseley Ave</b>	<b>SOLD</b>
<p><b>Coventry, CV6 1AE</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>19/02/2016 (344 days on mkt)</b>      Bldg Type: <b>OfficeMedical</b>  Sale Price: -      Year Built/Age: <b>Built 1910 Age: 106</b>  Price/SF: -      NIA: <b>1,835 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3530017</b>      Sale Conditions: <b>Redevelopment Project</b>  Research Status: -</p>		
		
<b>36</b>	<b>69 Mount St</b>	<b>SOLD</b>
<p><b>Coventry, CV5 8DE</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>25/09/2015 (122 days on mkt)</b>      Bldg Type: <b>OfficeMedical</b>  Sale Price: <b>£350,000 - Confirmed</b>      Year Built/Age: <b>Built 1975 Age: 40</b>  Price/SF: <b>£155.14</b>      NIA: <b>2,256 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3416987</b>      Sale Conditions: -  Research Status: <b>Confirmed</b></p>		
		

<b>37</b>	<b>Coundon Methodist Church - Newhaven Clos</b>	<b>SOLD</b>
Coventry, CV6 1QU	West Midlands County	
Sale Date: 04/07/2017 (238 days on mkt)	Bldg Type: Office	
Sale Price: £470,000 - Confirmed	Year Built/Age: Built 1952 Age: 65	
Price/SF: £60.97	NIA: 7,709 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 3970728	Sale Conditions: -	
Research Status: Confirmed		
<b>38</b>	<b>Sapphire Court - Paradise Way (Part of Portfolio)</b>	<b>SOLD</b>
Coventry, CV2 2TX	West Midlands County	
Sale Date: 01/03/2016	Bldg Type: Office	
Sale Price: -	Year Built/Age: Built 1995 Age: 21	
Price/SF: -	NIA: 91,753 SF	
Reversionary Yield: -		
Net Initial Yield: 7.95%		
Comp ID: 3586125	Sale Conditions: Bulk/Portfolio Sale	
Research Status: Research Complete		
<b>39</b>	<b>168-170 Roland Ave</b>	<b>SOLD</b>
Coventry, CV6 4LX	West Midlands County	
Sale Date: 11/11/2016 (100 days on mkt)	Bldg Type: Office	
Sale Price: £456,000 - Confirmed	Year Built/Age: Built 1970 Age: 46	
Price/SF: £84.76	NIA: 5,380 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 3756273	Sale Conditions: -	
Research Status: Confirmed		
<b>40</b>	<b>Technology House - Sir William Lyons Rd</b>	<b>SOLD</b>
Coventry, CV4 7EZ	West Midlands County	
Sale Date: 16/10/2015 (220 days on mkt)	Bldg Type: Office	
Sale Price: £665,000 - Confirmed	Year Built/Age: Built 1975 Renov 2014 Age: 40	
Price/SF: £142.92	NIA: 4,653 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 3419143	Sale Conditions: -	
Research Status: Confirmed		
<b>41</b>	<b>Barley Lea House - The Barley Lea</b>	<b>SOLD</b>
Coventry, CV3 1EG	West Midlands County	
Sale Date: 04/12/2014	Bldg Type: Office	
Sale Price: £225,000 - Confirmed	Year Built/Age: Built 1970 Age: 44	
Price/SF: £40.75	NIA: 5,522 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 3285008	Sale Conditions: Auction Sale	
Research Status: Confirmed		
<b>42</b>	<b>Units 11-16 - Office Unit, Unit 11/12 - Torwood Clos</b>	<b>SOLD</b>
Coventry, CV4 8HX	West Midlands County	
Sale Date: 22/08/2016	Unit Type: 2,598 SF Office Unit	
Sale Price: £350,000 - Confirmed	Year Built/Age: Built 2003 Age: 12	
Price/SF: £134.72	NIA: 2,598 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 3705216	Sale Conditions: -	
Research Status: Confirmed		

**43 Units 1 - 5 - Mercia Business Village, Unit 4 - Torwood Clos****FOR SALE**

Coventry, CV4 8HX

West Midlands County

Asking Price: **£185,000**  
 Price/SF: **£160.03**  
 Days on Market: **1839**  
 Sale Status: **Active**

Sale Type: **Investment OR Owner/User**  
 Unit Type: **1,156 SF Office Unit**  
 Bldg Status: **Built 1985**  
 NIA: **6,383 SF**



Net Initial Yield: -

Sale Conditions: -

**44 Fraikin House - Torwood Clos (Part of Portfolio)****SOLD**

Coventry, CV4 8HX

West Midlands County

Sale Date: **13/04/2015**  
 Sale Price: -  
 Price/SF: -

Bldg Type: **Office**  
 Year Built/Age: -  
 NIA: **22,355 SF**



Reversionary Yield: -  
 Net Initial Yield: -

Comp ID: **3342273**  
 Research Status: **Research Complete**

Sale Conditions: **Bulk/Portfolio Sale****45 1 Warwick St****SOLD**

Coventry, CV5 6ET

West Midlands County

Sale Date: **04/07/2016 (112 days on mkt)**  
 Sale Price: **£262,500 - Confirmed**  
 Price/SF: **£169.57**

Bldg Type: **Office**  
 Year Built/Age: **Built 1962 Age: 53**  
 NIA: **1,548 SF**



Reversionary Yield: -  
 Net Initial Yield: -

Comp ID: **3641986**  
 Research Status: **Confirmed**

Sale Conditions: -

**46 Ensign Business Centre, Unit 12 - Westwood Way (Part of Multi-Unit)****SOLD**

Coventry, CV4 8JA

West Midlands County

Sale Date: **01/11/2014 (222 days on mkt)**  
 Sale Price: -  
 Price/SF: -

Unit Type: **687 SF Office Unit**  
 Year Built/Age: **Built 1988 Age: 25**  
 NIA: **687 SF**



Reversionary Yield: -  
 Net Initial Yield: -

Comp ID: **3166186**  
 Research Status: **Research Complete**

Sale Conditions: -

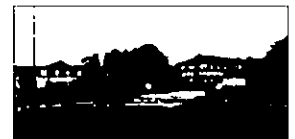
**47 Ensign Business Centre, Unit 12 - Westwood Way (Part of Multi-Unit)****SOLD**

Coventry, CV4 8JA

West Midlands County

Sale Date: **01/11/2014 (222 days on mkt)**  
 Sale Price: -  
 Price/SF: -

Unit Type: **687 SF Office Unit**  
 Year Built/Age: **Built 1988 Age: 25**  
 NIA: **687 SF**



Reversionary Yield: -  
 Net Initial Yield: -

Comp ID: **3166186**  
 Research Status: **Research Complete**

Sale Conditions: -

**48 Columbus House - Westwood Way (Part of Portfolio)****SOLD**

Coventry, CV4 8LG

West Midlands County

Sale Date: **04/08/2014**  
 Sale Price: -  
 Price/SF: -

Bldg Type: **Office**  
 Year Built/Age: **Built 2003 Age: 11**  
 NIA: **53,210 SF**



Reversionary Yield: -  
 Net Initial Yield: **10.00%**

Comp ID: **3232842**  
 Research Status: **Research Complete**

Sale Conditions: **Bulk/Portfolio Sale**

<b>49</b>	<b>2 - The Oaks - Westwood Way (Part of Portfolio)</b>	<b>SOLD</b>
Coventry, CV4 8JB	West Midlands County	
Sale Date: 13/04/2015	Bldg Type: Office	
Sale Price: -	Year Built/Age: Built 1994 Age: 21	
Price/SF: -	NIA: 17,655 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 3342273	Sale Conditions: Bulk/Portfolio Sale	
Research Status: Research Complete		
<b>50</b>	<b>Ensign Business Centre, Unit 10 - Westwood Way (Part of Multi-Unit)</b>	<b>SOLD</b>
Coventry, CV4 8JA	West Midlands County	
Sale Date: 22/10/2015	Unit Type: 583 SF Office Unit	
Sale Price: -	Year Built/Age: Built 1988 Age: 26	
Price/SF: -	NIA: 583 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 3424469	Sale Conditions: -	
Research Status: Research Complete		
<b>51</b>	<b>Ensign Business Centre, Unit 23 - Westwood Way (Part of Multi-Unit)</b>	<b>SOLD</b>
Coventry, CV4 8JA	West Midlands County	
Sale Date: 22/10/2015	Unit Type: 579 SF Office Unit	
Sale Price: -	Year Built/Age: Built 1988 Age: 26	
Price/SF: -	NIA: 579 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 3424469	Sale Conditions: -	
Research Status: Research Complete		
<b>52</b>	<b>Ensign Business Centre, Unit 24 - Westwood Way (Part of Multi-Unit)</b>	<b>SOLD</b>
Coventry, CV4 8JA	West Midlands County	
Sale Date: 22/10/2015	Unit Type: 583 SF Office Unit	
Sale Price: -	Year Built/Age: Built 1988 Age: 26	
Price/SF: -	NIA: 583 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 3424469	Sale Conditions: -	
Research Status: Research Complete		
<b>53</b>	<b>Ensign Business Centre, Unit 9 - Westwood Way (Part of Multi-Unit)</b>	<b>SOLD</b>
Coventry, CV4 8JA	West Midlands County	
Sale Date: 22/10/2015	Unit Type: 579 SF Office Unit	
Sale Price: -	Year Built/Age: Built 1988 Age: 26	
Price/SF: -	NIA: 579 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 3424469	Sale Conditions: -	
Research Status: Research Complete		
<b>54</b>	<b>Units A-C - West Oak House, Unit B - Westwood Way (Part of Multi-Unit)</b>	<b>SOLD</b>
Coventry, CV4 8JR	West Midlands County	
Sale Date: 12/08/2016 (1,369 days on mkt)	Unit Type: 2,857 SF Office Unit	
Sale Price: -	Year Built/Age: Built 1994 Age: 21	
Price/SF: -	NIA: 2,857 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 3687197	Sale Conditions: -	
Research Status: -		



<b>55</b>	<b>Units A-C - West Oak House, Unit B - Westwood Way (Part of Multi-Unit)</b>	<b>SOLD</b>
Coventry, CV4 8JR	West Midlands County	
Sale Date: 12/08/2016 (1,369 days on mkt)	Unit Type: 1,191 SF Office Unit	
Sale Price: -	Year Built/Age: Built 1994 Age: 21	
Price/SF: -	NIA: 1,191 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 3687197	Sale Conditions: -	
Research Status:		
<b>56</b>	<b>Units A-C - West Oak House, Unit C - Westwood Way (Part of Multi-Unit)</b>	<b>SOLD</b>
Coventry, CV4 8JR	West Midlands County	
Sale Date: 12/08/2016 (1,369 days on mkt)	Unit Type: 3,038 SF Office Unit	
Sale Price: -	Year Built/Age: Built 1994 Age: 21	
Price/SF: -	NIA: 3,038 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 3687197	Sale Conditions: -	
Research Status:		
<b>57</b>	<b>Units A-C - West Oak House, Unit C - Westwood Way (Part of Multi-Unit)</b>	<b>SOLD</b>
Coventry, CV4 8JR	West Midlands County	
Sale Date: 12/08/2016 (1,369 days on mkt)	Unit Type: 1,191 SF Office Unit	
Sale Price: -	Year Built/Age: Built 1994 Age: 21	
Price/SF: -	NIA: 1,191 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 3687197	Sale Conditions: -	
Research Status:		
<b>58</b>	<b>Ensign Business Centre, Unit 21 - Westwood Way (Part of Multi-Unit)</b>	<b>SOLD</b>
Coventry, CV4 8JA	West Midlands County	
Sale Date: 29/05/2017	Unit Type: 565 SF Office Unit	
Sale Price: -	Year Built/Age: Built 1988 Age: 28	
Price/SF: -	NIA: 565 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 3940790	Sale Conditions: -	
Research Status: Public Record		
<b>59</b>	<b>Ensign Business Centre, Unit 22 - Westwood Way (Part of Multi-Unit)</b>	<b>SOLD</b>
Coventry, CV4 8JA	West Midlands County	
Sale Date: 29/05/2017	Unit Type: 704 SF Office Unit	
Sale Price: -	Year Built/Age: Built 1988 Age: 28	
Price/SF: -	NIA: 704 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 3940790	Sale Conditions: -	
Research Status: Public Record		
<b>60</b>	<b>The Neighbourhood Centre - 2 Whitaker Rd</b>	<b>FOR SALE</b>
Coventry, CV5 9JE	West Midlands County	
Asking Price: £600,000	Sale Type: Owner/User	
Price/SF: £105.21	Unit Type: 5,703 SF Office Unit	
Days on Market: 375	Bldg Status: Built 2012	
Sale Status: Active	NIA: 22,874 SF	
Net Initial Yield: -		
	Sale Conditions: -	

## Sales Comps - Industrial Central Coventry Submarket (Last 3yrs)

<b>Comps Statistics</b>					
	<b>Low</b>	<b>Average</b>	<b>Median</b>	<b>High</b>	<b>Count</b>
Sale Price	£400,000	£400,000	£400,000	£400,000	1
NIA	3,499 SF	14,072 SF	12,893 SF	25,823 SF	3
Price per SF	£15.49	£15.49	£15.49	£15.49	1
Net Initial Yield	-	-	-	-	-
Days on Market	141	141	141	141	1
Sale Price to Asking Price Ratio	100.00%	100.00%	100.00%	100.00%	1
<b>Totals</b>					
Sold Transactions	<b>Total Sales Volume: £400,000</b>		<b>Total Sales Transactions: 3</b>		
<b>Survey Criteria</b>					
basic criteria: Type of Property - <b>Industrial, Light Industrial</b> ; Sale Date - <b>01/08/2014 - 22/08/2017</b> ; Sale Status - <b>Under Offer, Sold, For Sale</b> ; Return and Search on Portfolio Sales as Individual Properties - <b>Yes</b>					
geography criteria: Submarket - <b>Central Coventry (Coventry)</b>					

**1 Units 1-10 - Hornchurch Close Industrial Estate - Hornchurch Clos (Part of Multi-Prop)****SOLD**

Coventry, CV1 2QZ

West Midlands County

Sale Date: **01/04/2016**Bldg Type: **IndustrialWarehouse**

Sale Price: -

Year Built/Age: **Built 1970 Age: 45**

Price/SF: -

NIA: **12,893 SF**

Reversionary Yield: -

Net Initial Yield: -

Comp ID: **3665265**

Sale Conditions: -

Research Status: **Research Complete****2 Units 11-14 - Hornchurch Close Industrial Estate - Hornchurch Clos (Part of Multi-Pro)****SOLD**

Coventry, CV1 2QZ

West Midlands County

Sale Date: **01/04/2016**Bldg Type: **IndustrialWarehouse**

Sale Price: -

Year Built/Age: **Built 1986 Age: 29**

Price/SF: -

NIA: **3,499 SF**

Reversionary Yield: -

Net Initial Yield: -

Comp ID: **3665265**

Sale Conditions: -

Research Status: **Research Complete****3 33 Parkside****SOLD**

Coventry, CV1 2NE

West Midlands County

Sale Date: **16/10/2014 (141 days on mkt)**Bldg Type: **Industrial**Sale Price: **£400,000 - Confirmed**Year Built/Age: **Built 1951 Age: 62**Price/SF: **£15.49**NIA: **25,823 SF**

Reversionary Yield: -

Net Initial Yield: -




Comp ID: **3162913**Sale Conditions: **Redevelopment Project**Research Status: **Confirmed**

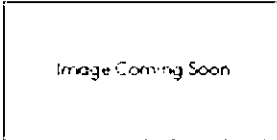
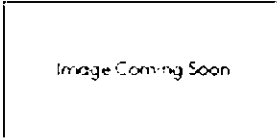




## Sales Comps - Industrial Coventry Overall (Last 3yrs)

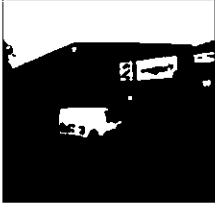





<b>Comps Statistics</b>					
	<b>Low</b>	<b>Average</b>	<b>Median</b>	<b>High</b>	<b>Count</b>
<b>Light Industrial</b>					
Price					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	£150,000	£253,900	£237,800	£390,000	4
NIA					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	832 SF	11,413 SF	2,537 SF	65,651 SF	9
Price per SF					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	£4.32	£14.56	£125.78	£468.75	4
Net Initial Yield					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	-	-	-	-	-
Days on Market					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	113	145	136	197	5
Sale Price to Asking Price Ratio					
Sold Transactions	96.00%	97.83%	97.50%	100.00%	3
<b>Industrial</b>					
Price					
For Sale & UC/Pending	£275,000	£756,429	£435,000	£2,200,000	7
Sold Transactions	£32,500	£2,482,850	£512,500	£23,333,000	30
NIA					
For Sale & UC/Pending	1,129 SF	10,649 SF	5,000 SF	38,211 SF	18
Sold Transactions	257 SF	27,735 SF	9,020 SF	216,494 SF	72
Price per SF					
For Sale & UC/Pending	£33.46	£60.63	£53.56	£145.18	7
Sold Transactions	£15.49	£79.30	£63.35	£178.33	30
Net Initial Yield					
For Sale & UC/Pending	8.50%	8.50%	8.50%	8.50%	1
Sold Transactions	3.98%	6.60%	6.71%	7.90%	10
Days on Market					
For Sale & UC/Pending	53	445	95	2,980	18
Sold Transactions	19	333	142	2,105	36
Sale Price to Asking Price Ratio					
Sold Transactions	72.30%	101.44%	97.50%	146.48%	18

## Sales Comps - Industrial Coventry Overall (Last 3yrs)



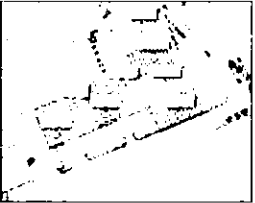
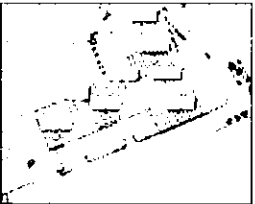


	Low	Average	Median	High	Count
<b>Totals</b>					
For Sale & UC/Pending		Asking Price Total: £5,295,000		Total For Sale Transactions:	18
Sold Transactions		Total Sales Volume: £75,501,100		Total Sales Transactions:	81
		<b>Total Included in Analysis: £80,796,100</b>		<b>Total Included in Analysis:</b>	<b>99</b>
<b>Survey Criteria</b>					
basic criteria: Type of Property - <b>Industrial, Light Industrial</b> ; Sale Date - <b>01/08/2014 - 22/08/2017</b> ; Sale Status - <b>Under Offer, Sold, For Sale</b> ; Return and Search on Portfolio Sales as Individual Properties - <b>Yes</b>					
geography criteria: Submarket - <b>Coventry Ind (Coventry)</b>					

1	Portfolio	FOR SALE
4 Industrial buildings in Coventry, WMD, having total size of 20,243 SF.		 <p style="text-align: center;"><b>PORTFOLIO</b></p>
Asking Price: <b>£950,000</b> Price/SF: <b>£46.93</b> Days on Market: <b>53</b> Sale Status: <b>Active</b>  Net Initial Yield: -	Sale Type: <b>Investment</b> # Properties: <b>4</b> Total Size: <b>20,243 SF</b> Total Land Area: <b>0 AC</b>  Sale Conditions: -	
2	656 Allesley Old Rd	SOLD
Coventry, CV5 8GB <span style="float: right;">West Midlands County</span>		
Sale Date: <b>01/07/2016 (197 days on mkt)</b> Sale Price: - Price/SF: -  Reversionary Yield: - Net Initial Yield: - Comp ID: <b>3678586</b> Research Status:	Bldg Type: <b>Light Industrial Showroom</b> Year Built/Age: <b>Built 1970 Age: 46</b> NIA: <b>4,609 SF</b>  Sale Conditions: -	
3	Industrial Unit - Barlow Rd	FOR SALE
Coventry, CV2 2LD <span style="float: right;">West Midlands County</span>		
Asking Price: - Price/SF: - Days on Market: <b>2980</b> Sale Status: <b>Active</b>  Net Initial Yield: -	Sale Type: <b>Investment</b> Bldg Type: <b>Industrial Warehouse</b> Bldg Status: <b>Built 1971</b> NIA: <b>1,129 SF</b>  Sale Conditions: -	
4	50 Barras Grn	SOLD
Coventry, CV2 4LY <span style="float: right;">West Midlands County</span>		
Sale Date: <b>16/07/2015 (36 days on mkt)</b> Sale Price: <b>£229,000 - Confirmed</b> Price/SF: <b>£61.44</b>  Reversionary Yield: - Net Initial Yield: - Comp ID: <b>3353311</b> Research Status: <b>Confirmed</b>	Bldg Type: <b>Industrial Warehouse</b> Year Built/Age: <b>Built 1960 Age: 55</b> NIA: <b>3,727 SF</b>  Sale Conditions: <b>Auction Sale</b>	
5	36 Bennetts Rd S	SOLD
Coventry, CV6 2FP <span style="float: right;">West Midlands County</span>		
Sale Date: <b>01/11/2015 (214 days on mkt)</b> Sale Price: <b>£142,500 - Confirmed</b> Price/SF: <b>£79.52</b>  Reversionary Yield: - Net Initial Yield: - Comp ID: <b>3437315</b> Research Status: <b>Confirmed</b>	Bldg Type: <b>Industrial Warehouse</b> Year Built/Age: <b>Built 1985 Age: 30</b> NIA: <b>1,792 SF</b>  Sale Conditions: -	
6	Unit 2 - Binns Clos	SOLD
Coventry, CV4 9TB <span style="float: right;">West Midlands County</span>		
Sale Date: <b>13/10/2014 (263 days on mkt)</b> Sale Price: <b>£625,000 - Confirmed</b> Price/SF: <b>£21.21</b>  Reversionary Yield: - Net Initial Yield: - Comp ID: <b>3138102</b> Research Status: <b>Confirmed</b>	Bldg Type: <b>Industrial</b> Year Built/Age: <b>Renov 2014</b> NIA: <b>29,473 SF</b>  Sale Conditions: -	

<b>7</b>	<b>Unit 4-6 - Industrial Unit, Unit 5 - Binns Clos (Part of Multi-Unit)</b>	<b>SOLD</b>
<p><b>Coventry, CV4 9TB</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>01/05/2015 (226 days on mkt)</b>      Unit Type: <b>8,001 SF Industrial Unit</b>  Sale Price: -      Year Built/Age: <b>Built 1987 Age: 27</b>  Price/SF: -      NIA: <b>8,001 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3316869</b>      Sale Conditions: -  Research Status: <b>Research Complete</b></p>		
		
<b>8</b>	<b>Unit 4-6 - Industrial Unit, Unit 5 - Binns Clos (Part of Multi-Unit)</b>	<b>SOLD</b>
<p><b>Coventry, CV4 9TB</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>01/05/2015 (226 days on mkt)</b>      Unit Type: <b>669 SF Industrial Unit</b>  Sale Price: -      Year Built/Age: <b>Built 1987 Age: 27</b>  Price/SF: -      NIA: <b>669 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3316869</b>      Sale Conditions: -  Research Status: <b>Research Complete</b></p>		
		
<b>9</b>	<b>38 Boston Pl</b>	<b>SOLD</b>
<p><b>Coventry, CV6 5NN</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>11/12/2015 (142 days on mkt)</b>      Bldg Type: <b>IndustrialWarehouse</b>  Sale Price: <b>£90,000 - Confirmed</b>      Year Built/Age: <b>Built 1984 Age: 31</b>  Price/SF: <b>£49.40</b>      NIA: <b>1,822 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3469447</b>      Sale Conditions: -  Research Status: <b>Confirmed</b></p>		
		
<b>10</b>	<b>5A Broad St</b>	<b>SOLD</b>
<p><b>Coventry, CV6 5AX</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>11/08/2016 (1,191 days on mkt)</b>      Bldg Type: <b>Industrial</b>  Sale Price: <b>£32,500</b>      Year Built/Age: -  Price/SF: <b>£126.46</b>      NIA: <b>257 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3674618</b>      Sale Conditions: -  Research Status:</p>		
		
<b>11</b>	<b>Goodlife House - Brooklyn Rd</b>	<b>PENDING</b>
<p><b>Coventry, CV1 4JT</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Asking Price: <b>£275,000</b>      Sale Type: <b>Investment</b>  Price/SF: <b>£53.36</b>      Bldg Type: <b>IndustrialWarehouse</b>  Days on Market: <b>412</b>      Bldg Status: <b>Built 1950</b>  Sale Status: <b>Pending</b>      NIA: <b>5,154 SF</b></p> <p>Net Initial Yield: <b>8.50%</b>      Sale Conditions: -</p>		
		
<b>12</b>	<b>Former Lifeline Building - Burnsall Rd</b>	<b>SOLD</b>
<p><b>Coventry, CV5 6BU</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>01/11/2015 (642 days on mkt)</b>      Unit Type: <b>3,375 SF Industrial Unit</b>  Sale Price: <b>£155,000 - Confirmed</b>      Year Built/Age: -  Price/SF: <b>£45.93</b>      NIA: <b>3,375 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3441508</b>      Sale Conditions: -  Research Status: <b>Confirmed</b></p>		
		

<b>13</b>	<b>Units 2-3 - Industrial Unit, Unit 2 - Burnsall Rd</b>	<b>SOLD</b>
Coventry, CV5 6BU	West Midlands County	
Sale Date: 08/02/2016 (504 days on mkt)	Unit Type: 6,636 SF Industrial Unit	
Sale Price: -	Year Built/Age: -	
Price/SF: -	NIA: 6,636 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 3519906	Sale Conditions: Auction Sale	
Research Status:		
<b>14</b>	<b>Unit 1 - The Topshop - Canal Rd</b>	<b>FOR SALE</b>
Coventry, CV6 5RB	West Midlands County	
Asking Price: -	Sale Type: Owner/User	
Price/SF: -	Bldg Type: Industrial/Warehouse	
Days on Market: 95	Bldg Status: Built 2019	
Sale Status: Active	NIA: 25,000 SF	
Net Initial Yield: -	Sale Conditions: -	
<b>15</b>	<b>Units 6 -9 - The Topshop, Unit 6 - Canal Rd</b>	<b>FOR SALE</b>
Coventry, CV6 5RB	West Midlands County	
Asking Price: -	Sale Type: Owner/User	
Price/SF: -	Unit Type: 5,000 SF Industrial Unit	
Days on Market: 95	Bldg Status: Built 2019	
Sale Status: Active	NIA: 20,000 SF	
Net Initial Yield: -	Sale Conditions: -	
<b>16</b>	<b>Units 6 -9 - The Topshop, Unit 7 - Canal Rd</b>	<b>FOR SALE</b>
Coventry, CV6 5RB	West Midlands County	
Asking Price: -	Sale Type: Owner/User	
Price/SF: -	Unit Type: 5,000 SF Industrial Unit	
Days on Market: 95	Bldg Status: Built 2019	
Sale Status: Active	NIA: 20,000 SF	
Net Initial Yield: -	Sale Conditions: -	
<b>17</b>	<b>Units 6 -9 - The Topshop, Unit 8 - Canal Rd</b>	<b>FOR SALE</b>
Coventry, CV6 5RB	West Midlands County	
Asking Price: -	Sale Type: Owner/User	
Price/SF: -	Unit Type: 5,000 SF Industrial Unit	
Days on Market: 95	Bldg Status: Built 2019	
Sale Status: Active	NIA: 20,000 SF	
Net Initial Yield: -	Sale Conditions: -	
<b>18</b>	<b>Units 6 -9 - The Topshop, Unit 9 - Canal Rd</b>	<b>FOR SALE</b>
Coventry, CV6 5RB	West Midlands County	
Asking Price: -	Sale Type: Owner/User	
Price/SF: -	Unit Type: 5,000 SF Industrial Unit	
Days on Market: 95	Bldg Status: Built 2019	
Sale Status: Active	NIA: 20,000 SF	
Net Initial Yield: -	Sale Conditions: -	



<b>19</b>	<b>Units 2-5 - The Topshop, Unit 2 - Canal Rd</b>	<b>FOR SALE</b>
Coventry, CV6 5RB	West Midlands County	
Asking Price: -	Sale Type: <b>Owner/User</b>	
Price/SF: -	Unit Type: <b>5,000 SF Industrial Unit</b>	
Days on Market: <b>93</b>	Bldg Status: <b>Built 2019</b>	
Sale Status: <b>Active</b>	NIA: <b>20,000 SF</b>	
Net Initial Yield: -	Sale Conditions: -	
<b>20</b>	<b>Units 2-5 - The Topshop, Unit 3 - Canal Rd</b>	<b>FOR SALE</b>
Coventry, CV6 5RB	West Midlands County	
Asking Price: -	Sale Type: <b>Owner/User</b>	
Price/SF: -	Unit Type: <b>5,000 SF Industrial Unit</b>	
Days on Market: <b>93</b>	Bldg Status: <b>Built 2019</b>	
Sale Status: <b>Active</b>	NIA: <b>20,000 SF</b>	
Net Initial Yield: -	Sale Conditions: -	
<b>21</b>	<b>Units 2-5 - The Topshop, Unit 4 - Canal Rd</b>	<b>FOR SALE</b>
Coventry, CV6 5RB	West Midlands County	
Asking Price: -	Sale Type: <b>Owner/User</b>	
Price/SF: -	Unit Type: <b>5,000 SF Industrial Unit</b>	
Days on Market: <b>93</b>	Bldg Status: <b>Built 2019</b>	
Sale Status: <b>Active</b>	NIA: <b>20,000 SF</b>	
Net Initial Yield: -	Sale Conditions: -	
<b>22</b>	<b>Units 2-5 - The Topshop, Unit 5 - Canal Rd</b>	<b>FOR SALE</b>
Coventry, CV6 5RB	West Midlands County	
Asking Price: -	Sale Type: <b>Owner/User</b>	
Price/SF: -	Unit Type: <b>5,000 SF Industrial Unit</b>	
Days on Market: <b>93</b>	Bldg Status: <b>Built 2019</b>	
Sale Status: <b>Active</b>	NIA: <b>20,000 SF</b>	
Net Initial Yield: -	Sale Conditions: -	
<b>23</b>	<b>Units 1-8 - Bays 1-3 - Curriers Clos</b>	<b>FOR SALE</b>
Coventry, CV4 8AW	West Midlands County	
Asking Price: <b>£435,000</b>	Sale Type: <b>Owner/User</b>	
Price/SF: <b>£33.46</b>	Bldg Type: <b>IndustrialWarehouse</b>	
Days on Market: <b>482</b>	Bldg Status: <b>Built 1960</b>	
Sale Status: <b>Active</b>	NIA: <b>13,001 SF</b>	
Net Initial Yield: -	Sale Conditions: -	
<b>24</b>	<b>Front Unit - Curriers Clos</b>	<b>SOLD</b>
Coventry, CV4 8AW	West Midlands County	
Sale Date: <b>18/12/2014 (1,849 days on mkt)</b>	Bldg Type: <b>IndustrialWarehouse</b>	
Sale Price: <b>£250,000 - Confirmed</b>	Year Built/Age: <b>Built 1976 Age: 38</b>	
Price/SF: <b>£26.76</b>	NIA: <b>9,342 SF</b>	
Reversionary Yield: -	Sale Conditions: -	
Net Initial Yield: -		
Comp ID: <b>3201970</b>		
Research Status: <b>Confirmed</b>		

**25 Unit 6 - Charter Avenue Ind Estate - Curriers Clos****FOR SALE****Coventry, CV4 8AW****West Midlands County**

Asking Price: -  
 Price/SF: -  
 Days on Market: **221**  
 Sale Status: **Active**

Sale Type: **Owner/User**  
 Bldg Type: **IndustrialWarehouse**  
 Bldg Status: **Built 1998**  
 NIA: **38,211 SF**

Net Initial Yield: -

Sale Conditions: -

**26 Units 3-4 - Alpha Business Park - Deedmore Rd (Part of Multi-Property)****SOLD****Coventry, CV2 1EQ****West Midlands County**

Sale Date: **01/11/2015**  
 Sale Price: -  
 Price/SF: -

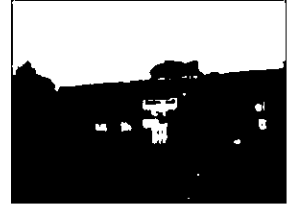
Bldg Type: **IndustrialWarehouse**  
 Year Built/Age: **Built 1987 Age: 28**  
 NIA: **5,439 SF**

Reversionary Yield: -

Net Initial Yield: -

Comp ID: **3511461**  
 Research Status: **Research Complete**

Sale Conditions: -

**27 Units 9A-9C - Alpha Business Park - Deedmore Rd (Part of Multi-Property)****SOLD****Coventry, CV2 1EQ****West Midlands County**

Sale Date: **01/11/2015**  
 Sale Price: -  
 Price/SF: -

Bldg Type: **IndustrialWarehouse**  
 Year Built/Age: **Built 1988 Age: 27**  
 NIA: **3,022 SF**

Reversionary Yield: -

Net Initial Yield: -

Comp ID: **3511461**  
 Research Status: **Research Complete**

Sale Conditions: -

**28 Units 5-6 - Alpha Business Park - Deedmore Rd (Part of Multi-Property)****SOLD****Coventry, CV2 1EQ****West Midlands County**

Sale Date: **01/11/2015**  
 Sale Price: -  
 Price/SF: -

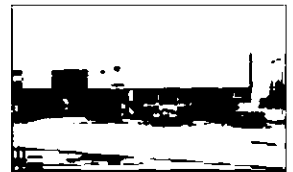
Bldg Type: **IndustrialWarehouse**  
 Year Built/Age: **Built 1982 Age: 33**  
 NIA: **4,090 SF**

Reversionary Yield: -

Net Initial Yield: -

Comp ID: **3511461**  
 Research Status: **Research Complete**

Sale Conditions: -

**29 Units 7-8 - Alpha Business Park - Deedmore Rd (Part of Multi-Property)****SOLD****Coventry, CV2 1EQ****West Midlands County**

Sale Date: **01/11/2015**  
 Sale Price: -  
 Price/SF: -

Bldg Type: **IndustrialWarehouse**  
 Year Built/Age: **Built 1990 Age: 25**  
 NIA: **7,692 SF**

Reversionary Yield: -

Net Initial Yield: -

Comp ID: **3511461**  
 Research Status: **Research Complete**

Sale Conditions: -

**30 Leofric Business Park - Discovery Way****SOLD****Coventry, CV3 2TD****West Midlands County**

Sale Date: **05/11/2015 (133 days on mkt)**  
 Sale Price: **£700,000 - Confirmed**  
 Price/SF: **£63.37**

Bldg Type: **IndustrialWarehouse**  
 Year Built/Age: **Built 1980 Age: 35**  
 NIA: **11,046 SF**

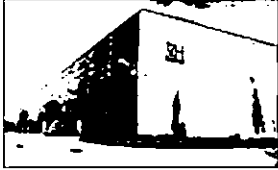



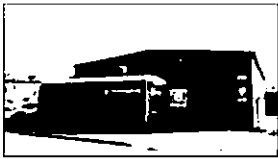

Reversionary Yield: -






Net Initial Yield: **7.90%**







Comp ID: **3508965**  
 Research Status: **Confirmed**



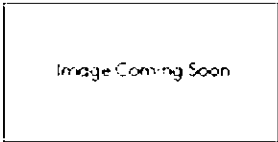
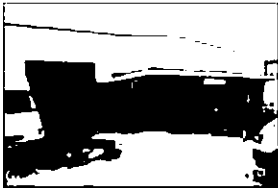

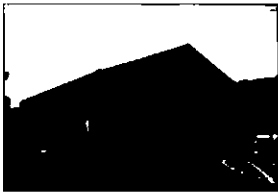
Sale Conditions: -

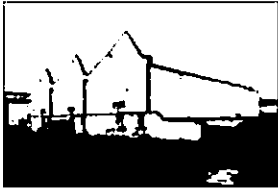
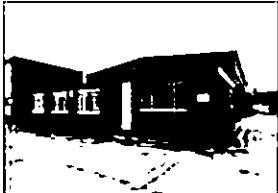

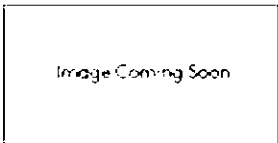
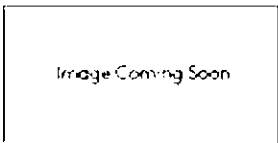
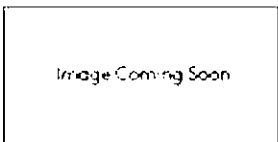


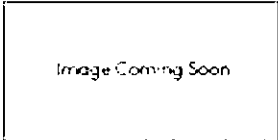
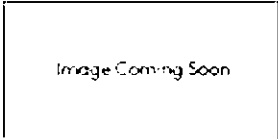
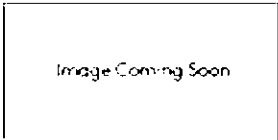
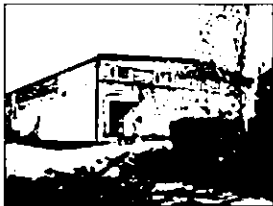
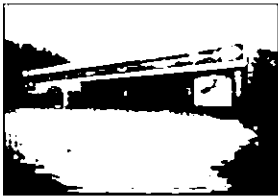
<b>31</b>	<b>Palmer &amp; Harvey McLane Ltd - Dolomite Ave</b>	<b>SOLD</b>
<p><b>Coventry, CV5 6UQ</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>30/06/2015</b>      Bldg Type: <b>IndustrialDistribution</b>  Sale Price: <b>£23,333,000 - Confirmed</b>      Year Built/Age: <b>Built 1998 Age: 17</b>  Price/SF: <b>£111.63</b>      NIA: <b>209,015 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: <b>5.99%</b>  Comp ID: <b>3342269</b>      Sale Conditions: -  Research Status: <b>Confirmed</b></p>		
		
<b>32</b>	<b>Unit 2300 - Coventry Business Park - Dolomite Ave</b>	<b>SOLD</b>
<p><b>Coventry, CV5 6UE</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>01/11/2016</b>      Bldg Type: <b>IndustrialWarehouse</b>  Sale Price: <b>£5,250,000 - Confirmed</b>      Year Built/Age: <b>Built 1992 Age: 24</b>  Price/SF: <b>£76.73</b>      NIA: <b>68,426 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: <b>6.45%</b>  Comp ID: <b>3814942</b>      Sale Conditions: -  Research Status: <b>Confirmed</b></p>		
		
<b>33</b>	<b>Palmer &amp; Harvey McLane Ltd - Dolomite Ave (Part of Portfolio)</b>	<b>SOLD</b>
<p><b>Coventry, CV5 6UQ</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>04/04/2016</b>      Bldg Type: <b>IndustrialDistribution</b>  Sale Price: -      Year Built/Age: <b>Built 1998 Age: 18</b>  Price/SF: -      NIA: <b>209,015 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: <b>5.25%</b>  Comp ID: <b>3612602</b>      Sale Conditions: <b>Bulk/Portfolio Sale</b>  Research Status: <b>Research Complete</b></p>		
		
<b>34</b>	<b>Units A-E - Industrial Unit, Unit D/E - 32-42 East St</b>	<b>SOLD</b>
<p><b>Coventry, CV1 5LS</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>09/10/2014 (349 days on mkt)</b>      Unit Type: <b>21,970 SF Industrial Unit</b>  Sale Price: <b>£633,000 - Confirmed</b>      Year Built/Age: -  Price/SF: <b>£28.81</b>      NIA: <b>21,970 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3135053</b>      Sale Conditions: -  Research Status: <b>Confirmed</b></p>		
		
<b>35</b>	<b>Unit 11 - Endermere Garage - Endermere Rd</b>	<b>SOLD</b>
<p><b>Coventry, CV6 5PY</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>13/10/2016 (135 days on mkt)</b>      Bldg Type: <b>IndustrialWarehouse</b>  Sale Price: -      Year Built/Age: <b>Built 1985 Age: 31</b>  Price/SF: -      NIA: <b>2,425 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3730776</b>      Sale Conditions: -  Research Status:</p>		
		
<b>36</b>	<b>EcoTech House - Falkland Clos</b>	<b>FOR SALE</b>
<p><b>Coventry, CV4 8AU</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Asking Price: <b>£2,200,000</b>      Sale Type: <b>Owner/User</b>  Price/SF: <b>£75.99</b>      Bldg Type: <b>IndustrialWarehouse</b>  Days on Market: <b>357</b>      Bldg Status: <b>Built 1990 Renov 2013</b>  Sale Status: <b>Active</b>      NIA: <b>28,952 SF</b></p> <p>Net Initial Yield: -  Sale Conditions: -</p>		
		

<b>37</b>	<b>Units 1-2 - Industrial Unit, Unit 2 - Falkland Clos</b>	<b>SOLD</b>
<p>Coventry, CV4 8AU <span style="float: right;">West Midlands County</span></p> <p>Sale Date: <b>24/05/2016</b> <span style="float: right;">Unit Type: <b>2,002 SF Industrial Unit</b></span>  Sale Price: <b>£169,000 - Confirmed</b> <span style="float: right;">Year Built/Age: <b>Built 1977 Age: 38</b></span>  Price/SF: <b>£84.42</b> <span style="float: right;">NIA: <b>2,002 SF</b></span></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3693386</b> <span style="float: right;">Sale Conditions: -</span>  Research Status: <b>Confirmed</b></p> 		
<b>38</b>	<b>Production Warehouse - Falkland Clos</b>	<b>SOLD</b>
<p>Coventry, CV4 8AU <span style="float: right;">West Midlands County</span></p> <p>Sale Date: <b>01/08/2015 (304 days on mkt)</b> <span style="float: right;">Bldg Type: <b>IndustrialWarehouse</b></span>  Sale Price: - <span style="float: right;">Year Built/Age: <b>Built 1977 Age: 38</b></span>  Price/SF: - <span style="float: right;">NIA: <b>18,679 SF</b></span></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3402780</b> <span style="float: right;">Sale Conditions: -</span>  Research Status: <b>Research Complete</b></p> 		
<b>39</b>	<b>Charter Avenue Industrial Estate - 14 Falkland Clos</b>	<b>FOR SALE</b>
<p>Coventry, CV4 8AU <span style="float: right;">West Midlands County</span></p> <p>Asking Price: <b>£750,000</b> <span style="float: right;">Sale Type: <b>Owner/User</b></span>  Price/SF: <b>£70.25</b> <span style="float: right;">Bldg Type: <b>Industrial</b></span>  Days on Market: <b>216</b> <span style="float: right;">Bldg Status: <b>Built 1974</b></span>  Sale Status: <b>Active</b> <span style="float: right;">NIA: <b>10,676 SF</b></span></p> <p>Net Initial Yield: -  Sale Conditions: -</p> 		
<b>40</b>	<b>Charter Avenue Industrial Estate - 16 Falkland Clos</b>	<b>SOLD</b>
<p>Coventry, CV4 8AU <span style="float: right;">West Midlands County</span></p> <p>Sale Date: <b>19/09/2016 (378 days on mkt)</b> <span style="float: right;">Bldg Type: <b>IndustrialWarehouse</b></span>  Sale Price: <b>£325,000 - Confirmed</b> <span style="float: right;">Year Built/Age: <b>Built 1985 Age: 31</b></span>  Price/SF: <b>£65.22</b> <span style="float: right;">NIA: <b>4,983 SF</b></span></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3742367</b> <span style="float: right;">Sale Conditions: -</span>  Research Status: <b>Confirmed</b></p> 		
<b>41</b>	<b>Industrial Unit, Unit 1167 - 1159-1167 Foleshill Rd</b>	<b>SOLD</b>
<p>Coventry, CV6 6EP <span style="float: right;">West Midlands County</span></p> <p>Sale Date: <b>28/10/2016 (112 days on mkt)</b> <span style="float: right;">Unit Type: <b>1,000 SF Industrial Unit</b></span>  Sale Price: <b>£125,000 - Confirmed</b> <span style="float: right;">Year Built/Age: <b>Built 1970 Age: 46</b></span>  Price/SF: <b>£125.00</b> <span style="float: right;">NIA: <b>1,000 SF</b></span></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3918009</b> <span style="float: right;">Sale Conditions: <b>Auction Sale</b></span>  Research Status: <b>Confirmed</b></p> 		
<b>42</b>	<b>Jumbo Central - Gielgud Way</b>	<b>SOLD</b>
<p>Coventry, CV2 2SZ <span style="float: right;">West Midlands County</span></p> <p>Sale Date: <b>23/01/2017</b> <span style="float: right;">Bldg Type: <b>IndustrialWarehouse</b></span>  Sale Price: <b>£15,000,000 - Confirmed</b> <span style="float: right;">Year Built/Age: <b>Built 1994 Renov 2015 Age: 23</b></span>  Price/SF: <b>£102.25</b> <span style="float: right;">NIA: <b>146,701 SF</b></span></p> <p>Reversionary Yield: -  Net Initial Yield: <b>5.39%</b>  Comp ID: <b>3819298</b> <span style="float: right;">Sale Conditions: -</span>  Research Status: <b>Confirmed</b></p> 		





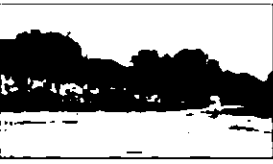

<b>43</b>	<b>Herald Way</b>	<b>SOLD</b>
<p><b>Coventry, CV3 2RN</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>28/10/2016 (23 days on mkt)</b>      Bldg Type: <b>IndustrialWarehouse</b>  Sale Price: <b>£2,400,000 - Confirmed</b>      Year Built/Age: <b>Built 1995 Renov 2017 Age: 21</b>  Price/SF: <b>£38.94</b>      NIA: <b>61,633 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3871003</b>      Sale Conditions: <b>High Vacancy Property</b>  Research Status: <b>Confirmed</b></p>		
		
<b>44</b>	<b>Unit D - Industrial Unit, Unit D - Herald Way</b>	<b>SOLD</b>
<p><b>Coventry, CV3 2RQ</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>01/11/2015</b>      Unit Type: <b>11,985 SF Industrial Unit</b>  Sale Price: <b>£625,000 - Confirmed</b>      Year Built/Age: <b>Built 1986 Age: 29</b>  Price/SF: <b>£52.15</b>      NIA: <b>11,985 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3447699</b>      Sale Conditions: -  Research Status: <b>Confirmed</b></p>		
		
<b>45</b>	<b>Unit D - Binley Industrial Estate - Herald Way</b>	<b>SOLD</b>
<p><b>Coventry, CV3 2RQ</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>01/12/2014 (426 days on mkt)</b>      Bldg Type: <b>IndustrialWarehouse</b>  Sale Price: -      Year Built/Age: <b>Built 1986 Age: 28</b>  Price/SF: -      NIA: <b>12,236 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3304840</b>      Sale Conditions: -  Research Status: <b>Research Complete</b></p>		
		
<b>46</b>	<b>Unit S4 - Binley Industrial Estate - 38 Herald Way</b>	<b>SOLD</b>
<p><b>Coventry, CV3 2RQ</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>01/10/2014 (447 days on mkt)</b>      Bldg Type: <b>Industrial</b>  Sale Price: -      Year Built/Age: <b>Built 1980 Age: 34</b>  Price/SF: -      NIA: <b>11,034 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3137394</b>      Sale Conditions: -  Research Status: <b>Research Complete</b></p>		
		
<b>47</b>	<b>Rear of - 38-42 Holbrook Ln</b>	<b>SOLD</b>
<p><b>Coventry, CV6 4AB</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>15/12/2014 (136 days on mkt)</b>      Bldg Type: <b>Light IndustrialShowroom</b>  Sale Price: <b>£150,000 - Confirmed</b>      Year Built/Age: -  Price/SF: <b>£66.76</b>      NIA: <b>2,247 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3207421</b>      Sale Conditions: -  Research Status: <b>Confirmed</b></p>		
		
<b>48</b>	<b>146-150 Holbrook Ln</b>	<b>SOLD</b>
<p><b>Coventry, CV6 4BN</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>12/10/2016 (146 days on mkt)</b>      Bldg Type: <b>Light IndustrialLight Manufacturing</b>  Sale Price: <b>£390,000 - Confirmed</b>      Year Built/Age: <b>Built 1960 Age: 56</b>  Price/SF: <b>£468.75</b>      NIA: <b>832 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3736813</b>      Sale Conditions: -  Research Status: <b>Confirmed</b></p>		
		

<b>49</b>	<b>Units 1-10 - Hornchurch Close Industrial Estate - Hornchurch Clos (Part of Multi-Prop)</b>	<b>SOLD</b>
<p><b>Coventry, CV1 2QZ</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>01/04/2016</b> <span style="float: right;">Bldg Type: <b>IndustrialWarehouse</b></span></p> <p>Sale Price: - <span style="float: right;">Year Built/Age: <b>Built 1970 Age: 45</b></span></p> <p>Price/SF: - <span style="float: right;">NIA: <b>12,893 SF</b></span></p> <p>Reversionary Yield: -</p> <p>Net Initial Yield: -</p> <p>Comp ID: <b>3665265</b> <span style="float: right;">Sale Conditions: -</span></p> <p>Research Status: <b>Research Complete</b></p>		
		
<b>50</b>	<b>Units 11-14 - Hornchurch Close Industrial Estate - Hornchurch Clos (Part of Multi-Prop)</b>	<b>SOLD</b>
<p><b>Coventry, CV1 2QZ</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>01/04/2016</b> <span style="float: right;">Bldg Type: <b>IndustrialWarehouse</b></span></p> <p>Sale Price: - <span style="float: right;">Year Built/Age: <b>Built 1986 Age: 29</b></span></p> <p>Price/SF: - <span style="float: right;">NIA: <b>3,499 SF</b></span></p> <p>Reversionary Yield: -</p> <p>Net Initial Yield: -</p> <p>Comp ID: <b>3665265</b> <span style="float: right;">Sale Conditions: -</span></p> <p>Research Status: <b>Research Complete</b></p>		
		
<b>51</b>	<b>Units 5-7 - Bilton Industrial Estate - Humber Ave (Part of Portfolio)</b>	<b>SOLD</b>
<p><b>Coventry, CV3 1JL</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>01/12/2015</b> <span style="float: right;">Bldg Type: <b>IndustrialWarehouse</b></span></p> <p>Sale Price: - <span style="float: right;">Year Built/Age: <b>Built 1979 Age: 36</b></span></p> <p>Price/SF: - <span style="float: right;">NIA: <b>10,472 SF</b></span></p> <p>Reversionary Yield: -</p> <p>Net Initial Yield: -</p> <p>Comp ID: <b>3514135</b> <span style="float: right;">Sale Conditions: <b>Bulk/Portfolio Sale</b></span></p> <p>Research Status: <b>Research Complete</b></p>		
		
<b>52</b>	<b>Units 11 - 14 - Bilton Industrial Estate - Humber Ave (Part of Portfolio)</b>	<b>SOLD</b>
<p><b>Coventry, CV3 1JL</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>01/12/2015</b> <span style="float: right;">Bldg Type: <b>IndustrialWarehouse</b></span></p> <p>Sale Price: - <span style="float: right;">Year Built/Age: <b>Built 1993 Renov 2010 Age: 22</b></span></p> <p>Price/SF: - <span style="float: right;">NIA: <b>35,250 SF</b></span></p> <p>Reversionary Yield: -</p> <p>Net Initial Yield: -</p> <p>Comp ID: <b>3514135</b> <span style="float: right;">Sale Conditions: <b>Bulk/Portfolio Sale</b></span></p> <p>Research Status: <b>Research Complete</b></p>		
		
<b>53</b>	<b>Units 15A - 15D - Bilton Industrial Estate - Humber Ave (Part of Portfolio)</b>	<b>SOLD</b>
<p><b>Coventry, CV3 1JL</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>01/12/2015</b> <span style="float: right;">Bldg Type: <b>IndustrialWarehouse</b></span></p> <p>Sale Price: - <span style="float: right;">Year Built/Age: <b>Built 1977 Age: 38</b></span></p> <p>Price/SF: - <span style="float: right;">NIA: <b>11,375 SF</b></span></p> <p>Reversionary Yield: -</p> <p>Net Initial Yield: -</p> <p>Comp ID: <b>3514135</b> <span style="float: right;">Sale Conditions: <b>Bulk/Portfolio Sale</b></span></p> <p>Research Status: <b>Research Complete</b></p>		
		
<b>54</b>	<b>Unit 18 - Bilton Industrial Estate - Humber Ave (Part of Portfolio)</b>	<b>SOLD</b>
<p><b>Coventry, CV3 1JL</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>01/12/2015</b> <span style="float: right;">Bldg Type: <b>IndustrialWarehouse</b></span></p> <p>Sale Price: - <span style="float: right;">Year Built/Age: <b>Built 1970 Age: 45</b></span></p> <p>Price/SF: - <span style="float: right;">NIA: <b>9,991 SF</b></span></p> <p>Reversionary Yield: -</p> <p>Net Initial Yield: -</p> <p>Comp ID: <b>3514135</b> <span style="float: right;">Sale Conditions: <b>Bulk/Portfolio Sale</b></span></p> <p>Research Status: <b>Research Complete</b></p>		
		

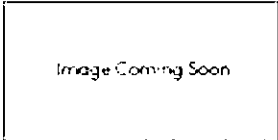
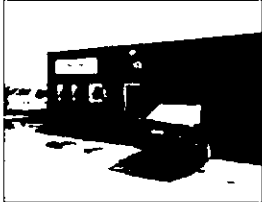

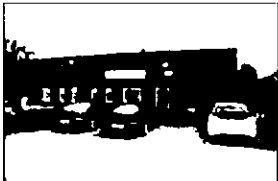


<b>55</b>	<b>Units 22 - 25C - Bilton Industrial Estate - Humber Ave (Part of Portfolio)</b>	<b>SOLD</b>
Coventry, CV3 1JL	West Midlands County	
Sale Date: 01/12/2015	Bldg Type: Industrial Warehouse	
Sale Price: -	Year Built/Age: Built 1979 Age: 36	
Price/SF: -	NIA: 38,384 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 3514135	Sale Conditions: Bulk/Portfolio Sale	
Research Status: Research Complete		
<b>56</b>	<b>Unit 32-33 - Bilton Industrial Estate - Humber Ave (Part of Portfolio)</b>	<b>SOLD</b>
Coventry, CV3 1JL	West Midlands County	
Sale Date: 01/12/2015	Bldg Type: Industrial Warehouse	
Sale Price: -	Year Built/Age: Built 1957 Age: 58	
Price/SF: -	NIA: 13,477 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 3514135	Sale Conditions: Bulk/Portfolio Sale	
Research Status: Research Complete		
<b>57</b>	<b>Unit 35 - Bilton Industrial Estate - Humber Ave (Part of Portfolio)</b>	<b>SOLD</b>
Coventry, CV3 1JL	West Midlands County	
Sale Date: 01/12/2015	Bldg Type: Industrial Warehouse	
Sale Price: -	Year Built/Age: Built 1975 Age: 40	
Price/SF: -	NIA: 8,697 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 3514135	Sale Conditions: Bulk/Portfolio Sale	
Research Status: Research Complete		
<b>58</b>	<b>Unit 16 - Bilton Industrial Estate - Humber Ave (Part of Portfolio)</b>	<b>SOLD</b>
Coventry, CV3 1JL	West Midlands County	
Sale Date: 01/12/2015	Bldg Type: Industrial Warehouse	
Sale Price: -	Year Built/Age: Built 1970 Age: 45	
Price/SF: -	NIA: 11,996 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 3514135	Sale Conditions: Bulk/Portfolio Sale	
Research Status: Research Complete		
<b>59</b>	<b>Units 19-20 - Bilton Industrial Estate - Humber Ave (Part of Portfolio)</b>	<b>SOLD</b>
Coventry, CV3 1JL	West Midlands County	
Sale Date: 01/12/2015	Bldg Type: Industrial Warehouse	
Sale Price: -	Year Built/Age: Built 1990 Age: 25	
Price/SF: -	NIA: 16,674 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 3514135	Sale Conditions: Bulk/Portfolio Sale	
Research Status: Research Complete		
<b>60</b>	<b>Unit 21 - Bilton Industrial Estate - Humber Ave (Part of Portfolio)</b>	<b>SOLD</b>
Coventry, CV3 1JL	West Midlands County	
Sale Date: 01/12/2015	Bldg Type: Light Industrial Light Manufacturing	
Sale Price: -	Year Built/Age: Built 1950 Age: 65	
Price/SF: -	NIA: 1,742 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 3514135	Sale Conditions: Bulk/Portfolio Sale	
Research Status: Research Complete		

<b>61</b>	<b>Unit 34 - Bilton Industrial Estate - Humber Ave (Part of Portfolio)</b>	<b>SOLD</b>
Coventry, CV3 1JL	West Midlands County	
Sale Date: 01/12/2015 Sale Price: - Price/SF: -	Bldg Type: Industrial Warehouse Year Built/Age: Built 1950 Age: 65 NIA: 5,713 SF	
Reversionary Yield: - Net Initial Yield: - Comp ID: 3514135 Research Status: Research Complete	Sale Conditions: Bulk/Portfolio Sale	
<b>62</b>	<b>Unit 36 - Bilton Industrial Estate - Humber Ave (Part of Portfolio)</b>	<b>SOLD</b>
Coventry, CV3 1JL	West Midlands County	
Sale Date: 01/12/2015 Sale Price: - Price/SF: -	Bldg Type: Industrial Warehouse Year Built/Age: Built 1950 Age: 65 NIA: 1,070 SF	
Reversionary Yield: - Net Initial Yield: - Comp ID: 3514135 Research Status: Research Complete	Sale Conditions: Bulk/Portfolio Sale	
<b>63</b>	<b>Unit 8-9 - Bilton Industrial Estate - Humber Rd (Part of Portfolio)</b>	<b>SOLD</b>
Coventry, CV3 1JL	West Midlands County	
Sale Date: 01/12/2015 Sale Price: - Price/SF: -	Bldg Type: Light Industrial Light Manufacturing Year Built/Age: Built 1990 Age: 25 NIA: 17,338 SF	
Reversionary Yield: - Net Initial Yield: - Comp ID: 3514135 Research Status: Research Complete	Sale Conditions: Bulk/Portfolio Sale	
<b>64</b>	<b>Albion Buildings, Unit 1B - Kingfield Rd</b>	<b>SOLD</b>
Coventry, CV1 4NG	West Midlands County	
Sale Date: 01/09/2016 (85 days on mkt) Sale Price: - Price/SF: -	Unit Type: 4,778 SF Industrial Unit Year Built/Age: Built 1980 Age: 36 NIA: 4,778 SF	
Reversionary Yield: - Net Initial Yield: - Comp ID: 3725317 Research Status:	Sale Conditions: -	
<b>65</b>	<b>Albion Buildings, Unit 1 - Kingfield Rd</b>	<b>SOLD</b>
Coventry, CV1 4NG	West Midlands County	
Sale Date: 12/10/2016 (128 days on mkt) Sale Price: - Price/SF: -	Unit Type: 5,093 SF Industrial Unit Year Built/Age: Built 1980 Age: 36 NIA: 5,093 SF	
Reversionary Yield: - Net Initial Yield: 7.66% Comp ID: 3736450 Research Status:	Sale Conditions: -	
<b>66</b>	<b>Kingswood Clos</b>	<b>SOLD</b>
Coventry, CV6 4NY	West Midlands County	
Sale Date: 22/02/2016 (19 days on mkt) Sale Price: £769,000 - Confirmed Price/SF: £79.84	Bldg Type: Industrial Warehouse Year Built/Age: Built 1991 Age: 25 NIA: 9,632 SF	
Reversionary Yield: - Net Initial Yield: 3.98% Comp ID: 3529433 Research Status: Confirmed	Sale Conditions: Auction Sale, Ground Lease (Leasehold)	



<b>67</b>	<b>6 Lifford Way</b>	<b>SOLD</b>
<p><b>Coventry, CV3 2RN</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>11/12/2016 (121 days on mkt)</b>    Bldg Type: <b>IndustrialWarehouse</b>  Sale Price: <b>£145,000 - Confirmed</b>    Year Built/Age: <b>Built 1980 Age: 36</b>  Price/SF: <b>£102.47</b>    NIA: <b>1,415 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3918453</b>    Sale Conditions: -  Research Status: <b>Confirmed</b></p>		
		
<b>68</b>	<b>29 Moor St</b>	<b>FOR SALE</b>
<p><b>Coventry, CV5 6EQ</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Asking Price: <b>£295,000</b>    Sale Type: <b>Investment</b>  Price/SF: <b>£145.18</b>    Bldg Type: <b>Industrial</b>  Days on Market: <b>2168</b>    Bldg Status: <b>Built 1900</b>  Sale Status: <b>Active</b>    NIA: <b>2,032 SF</b></p> <p>Net Initial Yield: -  Sale Conditions: -</p>		
		
<b>69</b>	<b>Industrial Premises - 363 Old Church Rd</b>	<b>SOLD</b>
<p><b>Coventry, CV6 7DT</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>31/10/2015 (569 days on mkt)</b>    Bldg Type: <b>IndustrialWarehouse</b>  Sale Price: <b>£297,500 - Confirmed</b>    Year Built/Age: <b>Built 1980 Age: 34</b>  Price/SF: <b>£35.57</b>    NIA: <b>8,363 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3430682</b>    Sale Conditions: -  Research Status: <b>Confirmed</b></p>		
		
<b>70</b>	<b>33 Parkside</b>	<b>SOLD</b>
<p><b>Coventry, CV1 2NE</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>16/10/2014 (141 days on mkt)</b>    Bldg Type: <b>Industrial</b>  Sale Price: <b>£400,000 - Confirmed</b>    Year Built/Age: <b>Built 1951 Age: 62</b>  Price/SF: <b>£15.49</b>    NIA: <b>25,823 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3162913</b>    Sale Conditions: <b>Redevelopment Project</b>  Research Status: <b>Confirmed</b></p>		
		
<b>71</b>	<b>C75 - Pilot Business Park - Pilot Dr</b>	<b>SOLD</b>
<p><b>Coventry, CV3 4RP</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>01/06/2017</b>    Bldg Type: <b>IndustrialWarehouse</b>  Sale Price: <b>£8,275,000 - Confirmed</b>    Year Built/Age: <b>Built 2017</b>  Price/SF: <b>£109.82</b>    NIA: <b>75,350 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3929131</b>    Sale Conditions: <b>High Vacancy Property</b>  Research Status: <b>Confirmed</b></p>		
		
<b>72</b>	<b>C75 - Pilot Business Park - Pilot Dr</b>	<b>SOLD</b>
<p><b>Coventry, CV3 4RP</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>01/12/2016</b>    Bldg Type: <b>IndustrialWarehouse</b>  Sale Price: -    Year Built/Age: <b>Built 2017</b>  Price/SF: -    NIA: <b>75,350 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3806840</b>    Sale Conditions: -  Research Status: <b>Research Complete</b></p>		
		

<b>73</b>	<b>Site B - Progress Clos</b>	<b>SOLD</b>
<p><b>Coventry, CV3 2TF</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>01/04/2017</b> <span style="float: right;">Bldg Type: <b>IndustrialWarehouse</b></span>  Sale Price: <b>£4,000,000 - Confirmed</b> <span style="float: right;">Year Built/Age: <b>Built 1991 Age: 26</b></span>  Price/SF: <b>£178.33</b> <span style="float: right;">NIA: <b>22,430 SF</b></span></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3959179</b> <span style="float: right;">Sale Conditions: -</span>  Research Status: <b>Confirmed</b></p> 		
<b>74</b>	<b>Joinery House - Progress Way</b>	<b>SOLD</b>
<p><b>Coventry, CV3 2NT</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>24/02/2017</b> <span style="float: right;">Bldg Type: <b>Light Industrial</b></span>  Sale Price: - <span style="float: right;">Year Built/Age: <b>Built 1950 Age: 66</b></span>  Price/SF: - <span style="float: right;">NIA: <b>6,720 SF</b></span></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3856973</b> <span style="float: right;">Sale Conditions: <b>Bankruptcy Sale</b></span>  Research Status: <b>Research Complete</b></p> 		
<b>75</b>	<b>Binley Industrial Estate - 2 Progress Way</b>	<b>SOLD</b>
<p><b>Coventry, CV3 2TE</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>01/10/2016 (225 days on mkt)</b> <span style="float: right;">Bldg Type: <b>IndustrialWarehouse</b></span>  Sale Price: <b>£1,200,000 - Confirmed</b> <span style="float: right;">Year Built/Age: <b>Built 1974 Age: 42</b></span>  Price/SF: <b>£48.06</b> <span style="float: right;">NIA: <b>24,969 SF</b></span></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3806836</b> <span style="float: right;">Sale Conditions: -</span>  Research Status: <b>Confirmed</b></p> 		
<b>76</b>	<b>Unit 6 A-B - Central City Industrial Estate - Red Ln (Part of Portfolio)</b>	<b>SOLD</b>
<p><b>Coventry, CV6 5RY</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>15/12/2014</b> <span style="float: right;">Bldg Type: <b>IndustrialWarehouse</b></span>  Sale Price: - <span style="float: right;">Year Built/Age: <b>Built 1950 Age: 64</b></span>  Price/SF: - <span style="float: right;">NIA: <b>216,494 SF</b></span></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3223819</b> <span style="float: right;">Sale Conditions: <b>Bulk/Portfolio Sale</b></span>  Research Status: <b>Research Complete</b></p> 		
<b>77</b>	<b>Units 1-2 - Central City Industrial Estate - Red Ln (Part of Multi-Property)</b>	<b>SOLD</b>
<p><b>Coventry, CV6 5RY</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>20/03/2015</b> <span style="float: right;">Bldg Type: <b>IndustrialWarehouse</b></span>  Sale Price: - <span style="float: right;">Year Built/Age: <b>Built 1980 Age: 35</b></span>  Price/SF: - <span style="float: right;">NIA: <b>4,170 SF</b></span></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3258733</b> <span style="float: right;">Sale Conditions: -</span>  Research Status: <b>Research Complete</b></p> 		
<b>78</b>	<b>Units 3 - 6 - Central City Industrial Estate - Red Ln (Part of Multi-Property)</b>	<b>SOLD</b>
<p><b>Coventry, CV6 5RY</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>20/03/2015</b> <span style="float: right;">Bldg Type: <b>IndustrialWarehouse</b></span>  Sale Price: - <span style="float: right;">Year Built/Age: <b>Built 1998 Age: 16</b></span>  Price/SF: - <span style="float: right;">NIA: <b>12,690 SF</b></span></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3258733</b> <span style="float: right;">Sale Conditions: -</span>  Research Status: <b>Research Complete</b></p> 		

<b>79</b>	<b>Units 7-10 - Central City Industrial Estate - Red Ln (Part of Multi-Property)</b>	<b>SOLD</b>
Coventry, CV6 5RY	West Midlands County	
Sale Date: 20/03/2015	Bldg Type: Industrial	
Sale Price: -	Year Built/Age: -	
Price/SF: -	NIA: 6,697 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 3258733	Sale Conditions: -	
Research Status: Research Complete		
<b>80</b>	<b>Unit 11 - 12 - Central City Industrial Estate - Red Ln (Part of Multi-Property)</b>	<b>SOLD</b>
Coventry, CV6 5RY	West Midlands County	
Sale Date: 20/03/2015	Bldg Type: Industrial	
Sale Price: -	Year Built/Age: -	
Price/SF: -	NIA: 2,879 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 3258733	Sale Conditions: -	
Research Status: Research Complete		
<b>81</b>	<b>Units 13 - 17 - Central City Industrial Estate - Red Ln (Part of Multi-Property)</b>	<b>SOLD</b>
Coventry, CV6 5RY	West Midlands County	
Sale Date: 20/03/2015	Bldg Type: IndustrialWarehouse	
Sale Price: -	Year Built/Age: Built 1990 Age: 25	
Price/SF: -	NIA: 6,471 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 3258733	Sale Conditions: -	
Research Status: Research Complete		
<b>82</b>	<b>Units 19-20 - Central City Industrial Estate - Red Ln (Part of Multi-Property)</b>	<b>SOLD</b>
Coventry, CV6 5RY	West Midlands County	
Sale Date: 20/03/2015	Bldg Type: IndustrialWarehouse	
Sale Price: -	Year Built/Age: Built 1992 Age: 23	
Price/SF: -	NIA: 4,103 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 3258733	Sale Conditions: -	
Research Status: Research Complete		
<b>83</b>	<b>Units 21-24 - Central City Industrial Estate - Red Ln (Part of Multi-Property)</b>	<b>SOLD</b>
Coventry, CV6 5RY	West Midlands County	
Sale Date: 20/03/2015	Bldg Type: Industrial	
Sale Price: -	Year Built/Age: -	
Price/SF: -	NIA: 5,982 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 3258733	Sale Conditions: -	
Research Status: Research Complete		
<b>84</b>	<b>Unit 7 - Stonebridge Trading Estate - Rowley Dr</b>	<b>SOLD</b>
Coventry, CV3 4FH	West Midlands County	
Sale Date: 15/01/2015	Bldg Type: Industrial	
Sale Price: £1,200,000 - Confirmed	Year Built/Age: -	
Price/SF: £35.43	NIA: 33,865 SF	
Reversionary Yield: -		
Net Initial Yield: 7.88%		
Comp ID: 3250701	Sale Conditions: -	
Research Status: Confirmed		

<b>85</b>	<b>DHL - Rowley Rd</b>	<b>SOLD</b>
<p><b>Coventry, CV3 4LE</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>31/05/2017</b>      Bldg Type: <b>IndustrialDistribution</b>  Sale Price: <b>£5,700,000 - Confirmed</b>      Year Built/Age: <b>Built 1995 Age: 22</b>  Price/SF: <b>£63.33</b>      NIA: <b>90,000 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: <b>6.97%</b>  Comp ID: <b>3917380</b>      Sale Conditions: <b>Sale Leaseback</b>  Research Status: <b>Confirmed</b></p> <div style="text-align: right; border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;">Image Coming Soon</div>		
<b>86</b>	<b>Covrad Heat Transfer Ltd - Sir Henry Parkes Rd</b>	<b>SOLD</b>
<p><b>Coventry, CV5 6BN</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>01/03/2016 (2,105 days on mkt)</b>      Bldg Type: <b>IndustrialWarehouse</b>  Sale Price: -      Year Built/Age: <b>Built 1938 Age: 77</b>  Price/SF: -      NIA: <b>181,560 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3655280</b>      Sale Conditions: -  Research Status:</p> 		
<b>87</b>	<b>8-12 - Industrial Unit, Unit 12 - Spitfire Clos</b>	<b>SOLD</b>
<p><b>Coventry, CV5 6UR</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>01/06/2015 (118 days on mkt)</b>      Unit Type: <b>4,301 SF Industrial Unit</b>  Sale Price: <b>£400,000 - Confirmed</b>      Year Built/Age: <b>Built 2007 Age: 8</b>  Price/SF: <b>£93.00</b>      NIA: <b>4,301 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: <b>7.47%</b>  Comp ID: <b>3327027</b>      Sale Conditions: -  Research Status: <b>Confirmed</b></p> <div style="text-align: right; border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;">Image Coming Soon</div>		
<b>88</b>	<b>14-22 - Industrial Unit, Unit 18 - Spitfire Clos</b>	<b>SOLD</b>
<p><b>Coventry, CV5 6UR</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>11/05/2015 (97 days on mkt)</b>      Unit Type: <b>2,872 SF Industrial Unit</b>  Sale Price: <b>£280,000 - Confirmed</b>      Year Built/Age: <b>Built 1987 Age: 27</b>  Price/SF: <b>£97.49</b>      NIA: <b>2,872 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: <b>6.27%</b>  Comp ID: <b>3301929</b>      Sale Conditions: -  Research Status: <b>Confirmed</b></p> 		
<b>89</b>	<b>Unit 7-9 - Industrial Unit, Unit 8 - Spitfire Clos (Part of Multi-Unit)</b>	<b>SOLD</b>
<p><b>Coventry, CV5 6UR</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>01/06/2015 (118 days on mkt)</b>      Unit Type: <b>2,729 SF Industrial Unit</b>  Sale Price: -      Year Built/Age: <b>Built 2007 Age: 8</b>  Price/SF: -      NIA: <b>2,729 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3327029</b>      Sale Conditions: -  Research Status: <b>Research Complete</b></p> 		
<b>90</b>	<b>Unit 7-9 - Industrial Unit, Unit 8 - Spitfire Clos (Part of Multi-Unit)</b>	<b>SOLD</b>
<p><b>Coventry, CV5 6UR</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>01/06/2015 (118 days on mkt)</b>      Unit Type: <b>1,367 SF Industrial Unit</b>  Sale Price: -      Year Built/Age: <b>Built 2007 Age: 8</b>  Price/SF: -      NIA: <b>1,367 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3327029</b>      Sale Conditions: -  Research Status: <b>Research Complete</b></p> 		

<b>91</b>	<b>Units 1-3 - Rear of - St Agatha's Rd</b>	<b>SOLD</b>
<p><b>Coventry, CV2 4DX</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>10/09/2015 (21 days on mkt)</b>      Bldg Type: <b>IndustrialWarehouse</b>  Sale Price: <b>£125,000 - Confirmed</b>      Year Built/Age: <b>Built 1960 Age: 55</b>  Price/SF: <b>£28.76</b>      NIA: <b>4,346 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3417001</b>      Sale Conditions: -  Research Status: <b>Confirmed</b></p> 		
<b>92</b>	<b>Units 1 &amp; 2 - Station St E</b>	<b>FOR SALE</b>
<p><b>Coventry, CV6 5FR</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Asking Price: <b>£390,000</b>      Sale Type: <b>Owner/User</b>  Price/SF: <b>£53.56</b>      Bldg Type: <b>IndustrialWarehouse</b>  Days on Market: <b>278</b>      Bldg Status: <b>Built 1988</b>  Sale Status: <b>Active</b>      NIA: <b>7,282 SF</b></p> <p>Net Initial Yield: -  Sale Conditions: <b>Auction Sale</b></p> 		
<b>93</b>	<b>223-225 Stoney Stanton Rd</b>	<b>SOLD</b>
<p><b>Coventry, CV1 4FT</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>29/04/2016</b>      Bldg Type: <b>Light IndustrialLight Manufacturing</b>  Sale Price: <b>£283,600 - Confirmed</b>      Year Built/Age: <b>Built 1986 Age: 30</b>  Price/SF: <b>£4.32</b>      NIA: <b>65,651 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3586765</b>      Sale Conditions: -  Research Status: <b>Confirmed</b></p> 		
<b>94</b>	<b>Rear of - Light Industrial Unit, Unit 96 - 96 Swan Ln</b>	<b>SOLD</b>
<p><b>Coventry, CV2 4GB</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>31/08/2016 (113 days on mkt)</b>      Unit Type: <b>1,039 SF Light Industrial Unit</b>  Sale Price: <b>£192,000 - Confirmed</b>      Year Built/Age: <b>Built 1922 Age: 93</b>  Price/SF: <b>£184.79</b>      NIA: <b>1,039 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3736500</b>      Sale Conditions: -  Research Status: <b>Confirmed</b></p> 		
<b>95</b>	<b>Workshop - Terracotta Dr</b>	<b>SOLD</b>
<p><b>Coventry, CV2 4LG</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>01/09/2016 (133 days on mkt)</b>      Bldg Type: <b>Light IndustrialLight Manufacturing</b>  Sale Price: -      Year Built/Age: <b>Built 1962 Age: 54</b>  Price/SF: -      NIA: <b>2,537 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3719810</b>      Sale Conditions: -  Research Status: -</p> 		
<b>96</b>	<b>Works - Torrington Ave</b>	<b>SOLD</b>
<p><b>Coventry, CV4 9UU</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>23/09/2014 (237 days on mkt)</b>      Bldg Type: <b>IndustrialManufacturing</b>  Sale Price: <b>£1,610,000 - Confirmed</b>      Year Built/Age: -  Price/SF: <b>£33.99</b>      NIA: <b>47,361 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3124017</b>      Sale Conditions: -  Research Status: <b>Confirmed</b></p> 		

**97 West Park - 207-209 Torrington Ave (Part of Multi-Property)****SOLD****Coventry, CV4 9AP****West Midlands County**Sale Date: **30/04/2015 (94 days on mkt)**Bldg Type: **IndustrialWarehouse**

Sale Price: -

Year Built/Age: **Built 1955 Age: 59**

Price/SF: -

NIA: **35,284 SF**

Reversionary Yield: -

Net Initial Yield: -

Comp ID: **3321628**

Sale Conditions: -

Research Status: **Research Complete****98 Unit 4d - West Park - 209 Torrington Ave (Part of Multi-Property)****SOLD****Coventry, CV4 9AP****West Midlands County**Sale Date: **30/04/2015 (94 days on mkt)**Bldg Type: **IndustrialWarehouse**

Sale Price: -

Year Built/Age: **Built 1960 Age: 55**

Price/SF: -

NIA: **4,500 SF**

Reversionary Yield: -

Net Initial Yield: -

Comp ID: **3321628**

Sale Conditions: -

Research Status: **Research Complete****99 Units 20 - 26 - West Park - 211 Torrington Ave (Part of Multi-Property)****SOLD****Coventry, CV4 9AP****West Midlands County**Sale Date: **30/04/2015 (94 days on mkt)**Bldg Type: **Industrial**

Sale Price: -

Year Built/Age: **Built 1962 Age: 52**

Price/SF: -

NIA: **19,093 SF**

Reversionary Yield: -

Net Initial Yield: -

Comp ID: **3321628**

Sale Conditions: -

Research Status: **Research Complete**

## Sales Comps - Industrial Outer Coventry Submarket (Last 3yrs)

Comps Statistics					
	Low	Average	Median	High	Count
<b>Light Industrial</b>					
Price					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	£150,000	£253,900	£237,800	£390,000	4
NIA					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	832 SF	11,413 SF	2,537 SF	65,651 SF	9
Price per SF					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	£4.32	£14.56	£125.78	£468.75	4
Net Initial Yield					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	-	-	-	-	-
Days on Market					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	113	145	136	197	5
Sale Price to Asking Price Ratio					
Sold Transactions	96.00%	97.83%	97.50%	100.00%	3
<b>Industrial</b>					
Price					
For Sale & UC/Pending	£275,000	£756,429	£435,000	£2,200,000	7
Sold Transactions	£32,500	£2,554,672	£625,000	£23,333,000	29
NIA					
For Sale & UC/Pending	1,129 SF	10,649 SF	5,000 SF	38,211 SF	18
Sold Transactions	257 SF	27,948 SF	8,530 SF	216,494 SF	70
Price per SF					
For Sale & UC/Pending	£33.46	£60.63	£53.56	£145.18	7
Sold Transactions	£21.21	£81.10	£63.37	£178.33	29
Net Initial Yield					
For Sale & UC/Pending	8.50%	8.50%	8.50%	8.50%	1
Sold Transactions	3.98%	6.60%	6.71%	7.90%	10
Days on Market					
For Sale & UC/Pending	53	445	95	2,980	18
Sold Transactions	19	338	142	2,105	35
Sale Price to Asking Price Ratio					
Sold Transactions	72.30%	101.52%	95.00%	146.48%	17

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22/08/2017

## Sales Comps - Industrial Outer Coventry Submarket (Last 3yrs)

	Low	Average	Median	High	Count
<b>Totals</b>					
For Sale & UC/Pending		Asking Price Total: £5,295,000		Total For Sale Transactions:	18
Sold Transactions		Total Sales Volume: £75,101,100		Total Sales Transactions:	79
		<b>Total Included in Analysis: £80,396,100</b>		<b>Total Included in Analysis:</b>	<b>97</b>
<b>Survey Criteria</b>					
basic criteria: Type of Property - <b>Industrial, Light Industrial</b> ; Sale Date - <b>01/08/2014 - 22/08/2017</b> ; Sale Status - <b>Under Offer, Sold, For Sale</b> ; Return and Search on Portfolio Sales as Individual Properties - <b>Yes</b>					
geography criteria: Submarket - <b>Outer Coventry (Coventry)</b>					



**1 Portfolio** **FOR SALE**

**4 Industrial buildings in Coventry, WMD, having total size of 20,243 SF.**

Asking Price: <b>£950,000</b>	Sale Type: <b>Investment</b>
Price/SF: <b>£46.93</b>	# Properties: <b>4</b>
Days on Market: <b>53</b>	Total Size: <b>20,243 SF</b>
Sale Status: <b>Active</b>	Total Land Area: <b>0 AC</b>
Net Initial Yield: -	Sale Conditions: -



**2 656 Allesley Old Rd** **SOLD**

<b>Coventry, CV5 8GB</b>	<b>West Midlands County</b>
Sale Date: <b>01/07/2016 (197 days on mkt)</b>	Bldg Type: <b>Light Industrial Showroom</b>
Sale Price: -	Year Built/Age: <b>Built 1970 Age: 46</b>
Price/SF: -	NIA: <b>4,609 SF</b>
Reversionary Yield: -	
Net Initial Yield: -	
Comp ID: <b>3678586</b>	Sale Conditions: -
Research Status: -	



**3 Industrial Unit - Barlow Rd** **FOR SALE**

<b>Coventry, CV2 2LD</b>	<b>West Midlands County</b>
Asking Price: -	Sale Type: <b>Investment</b>
Price/SF: -	Bldg Type: <b>Industrial Warehouse</b>
Days on Market: <b>2980</b>	Bldg Status: <b>Built 1971</b>
Sale Status: <b>Active</b>	NIA: <b>1,129 SF</b>
Net Initial Yield: -	Sale Conditions: -



**4 50 Barras Grn** **SOLD**

<b>Coventry, CV2 4LY</b>	<b>West Midlands County</b>
Sale Date: <b>16/07/2015 (36 days on mkt)</b>	Bldg Type: <b>Industrial Warehouse</b>
Sale Price: <b>£229,000 - Confirmed</b>	Year Built/Age: <b>Built 1960 Age: 55</b>
Price/SF: <b>£61.44</b>	NIA: <b>3,727 SF</b>
Reversionary Yield: -	
Net Initial Yield: -	
Comp ID: <b>3353311</b>	Sale Conditions: <b>Auction Sale</b>
Research Status: <b>Confirmed</b>	



**5 36 Bennetts Rd S** **SOLD**

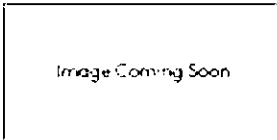
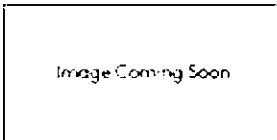




<b>Coventry, CV6 2FP</b>	<b>West Midlands County</b>
Sale Date: <b>01/11/2015 (214 days on mkt)</b>	Bldg Type: <b>Industrial Warehouse</b>
Sale Price: <b>£142,500 - Confirmed</b>	Year Built/Age: <b>Built 1985 Age: 30</b>
Price/SF: <b>£79.52</b>	NIA: <b>1,792 SF</b>
Reversionary Yield: -	
Net Initial Yield: -	
Comp ID: <b>3437315</b>	Sale Conditions: -
Research Status: <b>Confirmed</b>	

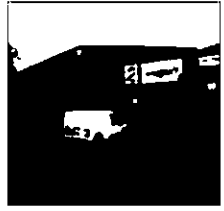










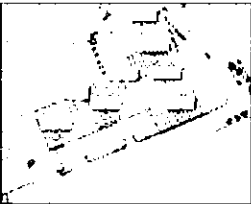


**6 Unit 2 - Binns Clos** **SOLD**

<b>Coventry, CV4 9TB</b>	<b>West Midlands County</b>
Sale Date: <b>13/10/2014 (263 days on mkt)</b>	Bldg Type: <b>Industrial</b>
Sale Price: <b>£625,000 - Confirmed</b>	Year Built/Age: <b>Renov 2014</b>
Price/SF: <b>£21.21</b>	NIA: <b>29,473 SF</b>
Reversionary Yield: -	
Net Initial Yield: -	
Comp ID: <b>3138102</b>	Sale Conditions: -
Research Status: <b>Confirmed</b>	



<b>7</b>	<b>Unit 4-6 - Industrial Unit, Unit 5 - Binns Clos (Part of Multi-Unit)</b>	<b>SOLD</b>
<p><b>Coventry, CV4 9TB</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>01/05/2015 (226 days on mkt)</b>      Unit Type: <b>8,001 SF Industrial Unit</b>  Sale Price: -      Year Built/Age: <b>Built 1987 Age: 27</b>  Price/SF: -      NIA: <b>8,001 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3316869</b>      Sale Conditions: -  Research Status: <b>Research Complete</b></p>		
		
<b>8</b>	<b>Unit 4-6 - Industrial Unit, Unit 5 - Binns Clos (Part of Multi-Unit)</b>	<b>SOLD</b>
<p><b>Coventry, CV4 9TB</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>01/05/2015 (226 days on mkt)</b>      Unit Type: <b>669 SF Industrial Unit</b>  Sale Price: -      Year Built/Age: <b>Built 1987 Age: 27</b>  Price/SF: -      NIA: <b>669 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3316869</b>      Sale Conditions: -  Research Status: <b>Research Complete</b></p>		
		
<b>9</b>	<b>38 Boston Pl</b>	<b>SOLD</b>
<p><b>Coventry, CV6 5NN</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>11/12/2015 (142 days on mkt)</b>      Bldg Type: <b>IndustrialWarehouse</b>  Sale Price: <b>£90,000 - Confirmed</b>      Year Built/Age: <b>Built 1984 Age: 31</b>  Price/SF: <b>£49.40</b>      NIA: <b>1,822 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3469447</b>      Sale Conditions: -  Research Status: <b>Confirmed</b></p>		
		
<b>10</b>	<b>5A Broad St</b>	<b>SOLD</b>
<p><b>Coventry, CV6 5AX</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>11/08/2016 (1,191 days on mkt)</b>      Bldg Type: <b>Industrial</b>  Sale Price: <b>£32,500</b>      Year Built/Age: -  Price/SF: <b>£126.46</b>      NIA: <b>257 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3674618</b>      Sale Conditions: -  Research Status:</p>		
		
<b>11</b>	<b>Goodlife House - Brooklyn Rd</b>	<b>PENDING</b>
<p><b>Coventry, CV1 4JT</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Asking Price: <b>£275,000</b>      Sale Type: <b>Investment</b>  Price/SF: <b>£53.36</b>      Bldg Type: <b>IndustrialWarehouse</b>  Days on Market: <b>412</b>      Bldg Status: <b>Built 1950</b>  Sale Status: <b>Pending</b>      NIA: <b>5,154 SF</b></p> <p>Net Initial Yield: <b>8.50%</b>      Sale Conditions: -</p>		
		
<b>12</b>	<b>Former Lifeline Building - Burnsall Rd</b>	<b>SOLD</b>
<p><b>Coventry, CV5 6BU</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>01/11/2015 (642 days on mkt)</b>      Unit Type: <b>3,375 SF Industrial Unit</b>  Sale Price: <b>£155,000 - Confirmed</b>      Year Built/Age: -  Price/SF: <b>£45.93</b>      NIA: <b>3,375 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3441508</b>      Sale Conditions: -  Research Status: <b>Confirmed</b></p>		
		

<b>13</b>	<b>Units 2-3 - Industrial Unit, Unit 2 - Burnsall Rd</b>	<b>SOLD</b>
Coventry, CV5 6BU	West Midlands County	
Sale Date: 08/02/2016 (504 days on mkt)	Unit Type: 6,636 SF Industrial Unit	
Sale Price: -	Year Built/Age: -	
Price/SF: -	NIA: 6,636 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 3519906	Sale Conditions: Auction Sale	
Research Status:		
<b>14</b>	<b>Unit 1 - The Topshop - Canal Rd</b>	<b>FOR SALE</b>
Coventry, CV6 5RB	West Midlands County	
Asking Price: -	Sale Type: Owner/User	
Price/SF: -	Bldg Type: Industrial/Warehouse	
Days on Market: 95	Bldg Status: Built 2019	
Sale Status: Active	NIA: 25,000 SF	
Net Initial Yield: -	Sale Conditions: -	
<b>15</b>	<b>Units 6 -9 - The Topshop, Unit 6 - Canal Rd</b>	<b>FOR SALE</b>
Coventry, CV6 5RB	West Midlands County	
Asking Price: -	Sale Type: Owner/User	
Price/SF: -	Unit Type: 5,000 SF Industrial Unit	
Days on Market: 95	Bldg Status: Built 2019	
Sale Status: Active	NIA: 20,000 SF	
Net Initial Yield: -	Sale Conditions: -	
<b>16</b>	<b>Units 6 -9 - The Topshop, Unit 7 - Canal Rd</b>	<b>FOR SALE</b>
Coventry, CV6 5RB	West Midlands County	
Asking Price: -	Sale Type: Owner/User	
Price/SF: -	Unit Type: 5,000 SF Industrial Unit	
Days on Market: 95	Bldg Status: Built 2019	
Sale Status: Active	NIA: 20,000 SF	
Net Initial Yield: -	Sale Conditions: -	
<b>17</b>	<b>Units 6 -9 - The Topshop, Unit 8 - Canal Rd</b>	<b>FOR SALE</b>
Coventry, CV6 5RB	West Midlands County	
Asking Price: -	Sale Type: Owner/User	
Price/SF: -	Unit Type: 5,000 SF Industrial Unit	
Days on Market: 95	Bldg Status: Built 2019	
Sale Status: Active	NIA: 20,000 SF	
Net Initial Yield: -	Sale Conditions: -	
<b>18</b>	<b>Units 6 -9 - The Topshop, Unit 9 - Canal Rd</b>	<b>FOR SALE</b>
Coventry, CV6 5RB	West Midlands County	
Asking Price: -	Sale Type: Owner/User	
Price/SF: -	Unit Type: 5,000 SF Industrial Unit	
Days on Market: 95	Bldg Status: Built 2019	
Sale Status: Active	NIA: 20,000 SF	
Net Initial Yield: -	Sale Conditions: -	

<b>19</b>	<b>Units 2-5 - The Topshop, Unit 2 - Canal Rd</b>	<b>FOR SALE</b>
Coventry, CV6 5RB	West Midlands County	
Asking Price: -	Sale Type: <b>Owner/User</b>	
Price/SF: -	Unit Type: <b>5,000 SF Industrial Unit</b>	
Days on Market: <b>93</b>	Bldg Status: <b>Built 2019</b>	
Sale Status: <b>Active</b>	NIA: <b>20,000 SF</b>	
Net Initial Yield: -	Sale Conditions: -	
<b>20</b>	<b>Units 2-5 - The Topshop, Unit 3 - Canal Rd</b>	<b>FOR SALE</b>
Coventry, CV6 5RB	West Midlands County	
Asking Price: -	Sale Type: <b>Owner/User</b>	
Price/SF: -	Unit Type: <b>5,000 SF Industrial Unit</b>	
Days on Market: <b>93</b>	Bldg Status: <b>Built 2019</b>	
Sale Status: <b>Active</b>	NIA: <b>20,000 SF</b>	
Net Initial Yield: -	Sale Conditions: -	
<b>21</b>	<b>Units 2-5 - The Topshop, Unit 4 - Canal Rd</b>	<b>FOR SALE</b>
Coventry, CV6 5RB	West Midlands County	
Asking Price: -	Sale Type: <b>Owner/User</b>	
Price/SF: -	Unit Type: <b>5,000 SF Industrial Unit</b>	
Days on Market: <b>93</b>	Bldg Status: <b>Built 2019</b>	
Sale Status: <b>Active</b>	NIA: <b>20,000 SF</b>	
Net Initial Yield: -	Sale Conditions: -	
<b>22</b>	<b>Units 2-5 - The Topshop, Unit 5 - Canal Rd</b>	<b>FOR SALE</b>
Coventry, CV6 5RB	West Midlands County	
Asking Price: -	Sale Type: <b>Owner/User</b>	
Price/SF: -	Unit Type: <b>5,000 SF Industrial Unit</b>	
Days on Market: <b>93</b>	Bldg Status: <b>Built 2019</b>	
Sale Status: <b>Active</b>	NIA: <b>20,000 SF</b>	
Net Initial Yield: -	Sale Conditions: -	
<b>23</b>	<b>Units 1-8 - Bays 1-3 - Curriers Clos</b>	<b>FOR SALE</b>
Coventry, CV4 8AW	West Midlands County	
Asking Price: <b>£435,000</b>	Sale Type: <b>Owner/User</b>	
Price/SF: <b>£33.46</b>	Bldg Type: <b>IndustrialWarehouse</b>	
Days on Market: <b>482</b>	Bldg Status: <b>Built 1960</b>	
Sale Status: <b>Active</b>	NIA: <b>13,001 SF</b>	
Net Initial Yield: -	Sale Conditions: -	
<b>24</b>	<b>Front Unit - Curriers Clos</b>	<b>SOLD</b>
Coventry, CV4 8AW	West Midlands County	
Sale Date: <b>18/12/2014 (1,849 days on mkt)</b>	Bldg Type: <b>IndustrialWarehouse</b>	
Sale Price: <b>£250,000 - Confirmed</b>	Year Built/Age: <b>Built 1976 Age: 38</b>	
Price/SF: <b>£26.76</b>	NIA: <b>9,342 SF</b>	
Reversionary Yield: -	Sale Conditions: -	
Net Initial Yield: -		
Comp ID: <b>3201970</b>		
Research Status: <b>Confirmed</b>		

**25 Unit 6 - Charter Avenue Ind Estate - Curriers Clos****FOR SALE****Coventry, CV4 8AW****West Midlands County**

Asking Price: -  
 Price/SF: -  
 Days on Market: **221**  
 Sale Status: **Active**

Sale Type: **Owner/User**  
 Bldg Type: **IndustrialWarehouse**  
 Bldg Status: **Built 1998**  
 NIA: **38,211 SF**

Net Initial Yield: -

Sale Conditions: -

**26 Units 3-4 - Alpha Business Park - Deedmore Rd (Part of Multi-Property)****SOLD****Coventry, CV2 1EQ****West Midlands County**

Sale Date: **01/11/2015**  
 Sale Price: -  
 Price/SF: -

Bldg Type: **IndustrialWarehouse**  
 Year Built/Age: **Built 1987 Age: 28**  
 NIA: **5,439 SF**

Reversionary Yield: -

Net Initial Yield: -

Comp ID: **3511461**  
 Research Status: **Research Complete**

Sale Conditions: -

**27 Units 9A-9C - Alpha Business Park - Deedmore Rd (Part of Multi-Property)****SOLD****Coventry, CV2 1EQ****West Midlands County**

Sale Date: **01/11/2015**  
 Sale Price: -  
 Price/SF: -

Bldg Type: **IndustrialWarehouse**  
 Year Built/Age: **Built 1988 Age: 27**  
 NIA: **3,022 SF**

Reversionary Yield: -

Net Initial Yield: -

Comp ID: **3511461**  
 Research Status: **Research Complete**

Sale Conditions: -

**28 Units 5-6 - Alpha Business Park - Deedmore Rd (Part of Multi-Property)****SOLD****Coventry, CV2 1EQ****West Midlands County**

Sale Date: **01/11/2015**  
 Sale Price: -  
 Price/SF: -

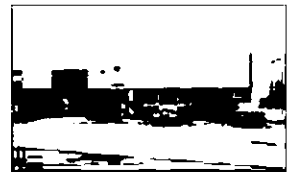
Bldg Type: **IndustrialWarehouse**  
 Year Built/Age: **Built 1982 Age: 33**  
 NIA: **4,090 SF**

Reversionary Yield: -

Net Initial Yield: -

Comp ID: **3511461**  
 Research Status: **Research Complete**

Sale Conditions: -

**29 Units 7-8 - Alpha Business Park - Deedmore Rd (Part of Multi-Property)****SOLD****Coventry, CV2 1EQ****West Midlands County**

Sale Date: **01/11/2015**  
 Sale Price: -  
 Price/SF: -

Bldg Type: **IndustrialWarehouse**  
 Year Built/Age: **Built 1990 Age: 25**  
 NIA: **7,692 SF**

Reversionary Yield: -

Net Initial Yield: -

Comp ID: **3511461**  
 Research Status: **Research Complete**

Sale Conditions: -

**30 Leofric Business Park - Discovery Way****SOLD****Coventry, CV3 2TD****West Midlands County**

Sale Date: **05/11/2015 (133 days on mkt)**  
 Sale Price: **£700,000 - Confirmed**  
 Price/SF: **£63.37**

Bldg Type: **IndustrialWarehouse**  
 Year Built/Age: **Built 1980 Age: 35**  
 NIA: **11,046 SF**

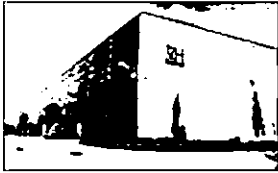

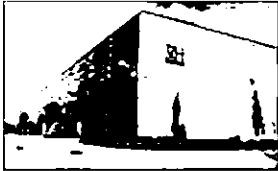

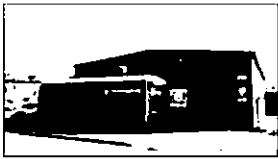

Reversionary Yield: -





Net Initial Yield: **7.90%**







Comp ID: **3508965**  
 Research Status: **Confirmed**

Sale Conditions: -

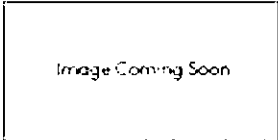

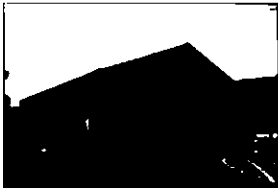
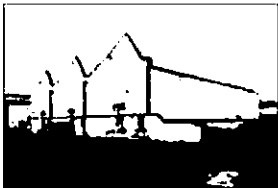




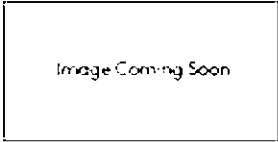
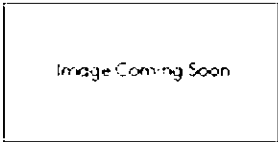
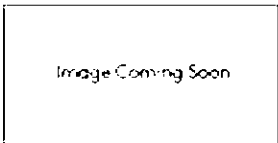
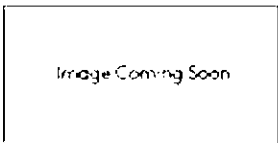
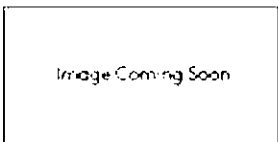
<b>31</b>	<b>Palmer &amp; Harvey McLane Ltd - Dolomite Ave</b>	<b>SOLD</b>
<p><b>Coventry, CV5 6UQ</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>30/06/2015</b>      Bldg Type: <b>IndustrialDistribution</b>  Sale Price: <b>£23,333,000 - Confirmed</b>      Year Built/Age: <b>Built 1998 Age: 17</b>  Price/SF: <b>£111.63</b>      NIA: <b>209,015 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: <b>5.99%</b>  Comp ID: <b>3342269</b>      Sale Conditions: -  Research Status: <b>Confirmed</b></p>		
		
<b>32</b>	<b>Unit 2300 - Coventry Business Park - Dolomite Ave</b>	<b>SOLD</b>
<p><b>Coventry, CV5 6UE</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>01/11/2016</b>      Bldg Type: <b>IndustrialWarehouse</b>  Sale Price: <b>£5,250,000 - Confirmed</b>      Year Built/Age: <b>Built 1992 Age: 24</b>  Price/SF: <b>£76.73</b>      NIA: <b>68,426 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: <b>6.45%</b>  Comp ID: <b>3814942</b>      Sale Conditions: -  Research Status: <b>Confirmed</b></p>		
		
<b>33</b>	<b>Palmer &amp; Harvey McLane Ltd - Dolomite Ave (Part of Portfolio)</b>	<b>SOLD</b>
<p><b>Coventry, CV5 6UQ</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>04/04/2016</b>      Bldg Type: <b>IndustrialDistribution</b>  Sale Price: -      Year Built/Age: <b>Built 1998 Age: 18</b>  Price/SF: -      NIA: <b>209,015 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: <b>5.25%</b>  Comp ID: <b>3612602</b>      Sale Conditions: <b>Bulk/Portfolio Sale</b>  Research Status: <b>Research Complete</b></p>		
		
<b>34</b>	<b>Units A-E - Industrial Unit, Unit D/E - 32-42 East St</b>	<b>SOLD</b>
<p><b>Coventry, CV1 5LS</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>09/10/2014 (349 days on mkt)</b>      Unit Type: <b>21,970 SF Industrial Unit</b>  Sale Price: <b>£633,000 - Confirmed</b>      Year Built/Age: -  Price/SF: <b>£28.81</b>      NIA: <b>21,970 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3135053</b>      Sale Conditions: -  Research Status: <b>Confirmed</b></p>		
		
<b>35</b>	<b>Unit 11 - Endermere Garage - Endermere Rd</b>	<b>SOLD</b>
<p><b>Coventry, CV6 5PY</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>13/10/2016 (135 days on mkt)</b>      Bldg Type: <b>IndustrialWarehouse</b>  Sale Price: -      Year Built/Age: <b>Built 1985 Age: 31</b>  Price/SF: -      NIA: <b>2,425 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3730776</b>      Sale Conditions: -  Research Status: -</p>		
		
<b>36</b>	<b>EcoTech House - Falkland Clos</b>	<b>FOR SALE</b>
<p><b>Coventry, CV4 8AU</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Asking Price: <b>£2,200,000</b>      Sale Type: <b>Owner/User</b>  Price/SF: <b>£75.99</b>      Bldg Type: <b>IndustrialWarehouse</b>  Days on Market: <b>357</b>      Bldg Status: <b>Built 1990 Renov 2013</b>  Sale Status: <b>Active</b>      NIA: <b>28,952 SF</b></p> <p>Net Initial Yield: -  Sale Conditions: -</p>		
		

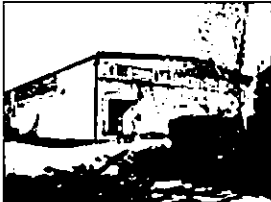

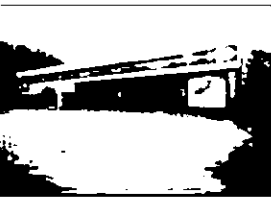
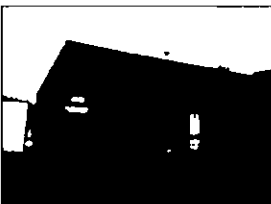

<b>37</b>	<b>Units 1-2 - Industrial Unit, Unit 2 - Falkland Clos</b>	<b>SOLD</b>
<p>Coventry, CV4 8AU <span style="float: right;">West Midlands County</span></p> <p>Sale Date: <b>24/05/2016</b> <span style="float: right;">Unit Type: <b>2,002 SF Industrial Unit</b></span>  Sale Price: <b>£169,000 - Confirmed</b> <span style="float: right;">Year Built/Age: <b>Built 1977 Age: 38</b></span>  Price/SF: <b>£84.42</b> <span style="float: right;">NIA: <b>2,002 SF</b></span></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3693386</b> <span style="float: right;">Sale Conditions: -</span>  Research Status: <b>Confirmed</b></p> 		
<b>38</b>	<b>Production Warehouse - Falkland Clos</b>	<b>SOLD</b>
<p>Coventry, CV4 8AU <span style="float: right;">West Midlands County</span></p> <p>Sale Date: <b>01/08/2015 (304 days on mkt)</b> <span style="float: right;">Bldg Type: <b>IndustrialWarehouse</b></span>  Sale Price: - <span style="float: right;">Year Built/Age: <b>Built 1977 Age: 38</b></span>  Price/SF: - <span style="float: right;">NIA: <b>18,679 SF</b></span></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3402780</b> <span style="float: right;">Sale Conditions: -</span>  Research Status: <b>Research Complete</b></p> 		
<b>39</b>	<b>Charter Avenue Industrial Estate - 14 Falkland Clos</b>	<b>FOR SALE</b>
<p>Coventry, CV4 8AU <span style="float: right;">West Midlands County</span></p> <p>Asking Price: <b>£750,000</b> <span style="float: right;">Sale Type: <b>Owner/User</b></span>  Price/SF: <b>£70.25</b> <span style="float: right;">Bldg Type: <b>Industrial</b></span>  Days on Market: <b>216</b> <span style="float: right;">Bldg Status: <b>Built 1974</b></span>  Sale Status: <b>Active</b> <span style="float: right;">NIA: <b>10,676 SF</b></span></p> <p>Net Initial Yield: -  Sale Conditions: -</p> 		
<b>40</b>	<b>Charter Avenue Industrial Estate - 16 Falkland Clos</b>	<b>SOLD</b>
<p>Coventry, CV4 8AU <span style="float: right;">West Midlands County</span></p> <p>Sale Date: <b>19/09/2016 (378 days on mkt)</b> <span style="float: right;">Bldg Type: <b>IndustrialWarehouse</b></span>  Sale Price: <b>£325,000 - Confirmed</b> <span style="float: right;">Year Built/Age: <b>Built 1985 Age: 31</b></span>  Price/SF: <b>£65.22</b> <span style="float: right;">NIA: <b>4,983 SF</b></span></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3742367</b> <span style="float: right;">Sale Conditions: -</span>  Research Status: <b>Confirmed</b></p> 		
<b>41</b>	<b>Industrial Unit, Unit 1167 - 1159-1167 Foleshill Rd</b>	<b>SOLD</b>
<p>Coventry, CV6 6EP <span style="float: right;">West Midlands County</span></p> <p>Sale Date: <b>28/10/2016 (112 days on mkt)</b> <span style="float: right;">Unit Type: <b>1,000 SF Industrial Unit</b></span>  Sale Price: <b>£125,000 - Confirmed</b> <span style="float: right;">Year Built/Age: <b>Built 1970 Age: 46</b></span>  Price/SF: <b>£125.00</b> <span style="float: right;">NIA: <b>1,000 SF</b></span></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3918009</b> <span style="float: right;">Sale Conditions: <b>Auction Sale</b></span>  Research Status: <b>Confirmed</b></p> 		
<b>42</b>	<b>Jumbo Central - Gielgud Way</b>	<b>SOLD</b>
<p>Coventry, CV2 2SZ <span style="float: right;">West Midlands County</span></p> <p>Sale Date: <b>23/01/2017</b> <span style="float: right;">Bldg Type: <b>IndustrialWarehouse</b></span>  Sale Price: <b>£15,000,000 - Confirmed</b> <span style="float: right;">Year Built/Age: <b>Built 1994 Renov 2015 Age: 23</b></span>  Price/SF: <b>£102.25</b> <span style="float: right;">NIA: <b>146,701 SF</b></span></p> <p>Reversionary Yield: -  Net Initial Yield: <b>5.39%</b>  Comp ID: <b>3819298</b> <span style="float: right;">Sale Conditions: -</span>  Research Status: <b>Confirmed</b></p> 		





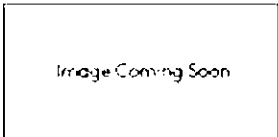

<b>43</b>	<b>Herald Way</b>	<b>SOLD</b>
<p><b>Coventry, CV3 2RN</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>28/10/2016 (23 days on mkt)</b>      Bldg Type: <b>IndustrialWarehouse</b>  Sale Price: <b>£2,400,000 - Confirmed</b>      Year Built/Age: <b>Built 1995 Renov 2017 Age: 21</b>  Price/SF: <b>£38.94</b>      NIA: <b>61,633 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3871003</b>      Sale Conditions: <b>High Vacancy Property</b>  Research Status: <b>Confirmed</b></p>		
		
<b>44</b>	<b>Unit D - Industrial Unit, Unit D - Herald Way</b>	<b>SOLD</b>
<p><b>Coventry, CV3 2RQ</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>01/11/2015</b>      Unit Type: <b>11,985 SF Industrial Unit</b>  Sale Price: <b>£625,000 - Confirmed</b>      Year Built/Age: <b>Built 1986 Age: 29</b>  Price/SF: <b>£52.15</b>      NIA: <b>11,985 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3447699</b>      Sale Conditions: -  Research Status: <b>Confirmed</b></p>		
		
<b>45</b>	<b>Unit D - Binley Industrial Estate - Herald Way</b>	<b>SOLD</b>
<p><b>Coventry, CV3 2RQ</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>01/12/2014 (426 days on mkt)</b>      Bldg Type: <b>IndustrialWarehouse</b>  Sale Price: -      Year Built/Age: <b>Built 1986 Age: 28</b>  Price/SF: -      NIA: <b>12,236 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3304840</b>      Sale Conditions: -  Research Status: <b>Research Complete</b></p>		
		
<b>46</b>	<b>Unit S4 - Binley Industrial Estate - 38 Herald Way</b>	<b>SOLD</b>
<p><b>Coventry, CV3 2RQ</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>01/10/2014 (447 days on mkt)</b>      Bldg Type: <b>Industrial</b>  Sale Price: -      Year Built/Age: <b>Built 1980 Age: 34</b>  Price/SF: -      NIA: <b>11,034 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3137394</b>      Sale Conditions: -  Research Status: <b>Research Complete</b></p>		
		
<b>47</b>	<b>Rear of - 38-42 Holbrook Ln</b>	<b>SOLD</b>
<p><b>Coventry, CV6 4AB</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>15/12/2014 (136 days on mkt)</b>      Bldg Type: <b>Light IndustrialShowroom</b>  Sale Price: <b>£150,000 - Confirmed</b>      Year Built/Age: -  Price/SF: <b>£66.76</b>      NIA: <b>2,247 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3207421</b>      Sale Conditions: -  Research Status: <b>Confirmed</b></p>		
		
<b>48</b>	<b>146-150 Holbrook Ln</b>	<b>SOLD</b>
<p><b>Coventry, CV6 4BN</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>12/10/2016 (146 days on mkt)</b>      Bldg Type: <b>Light IndustrialLight Manufacturing</b>  Sale Price: <b>£390,000 - Confirmed</b>      Year Built/Age: <b>Built 1960 Age: 56</b>  Price/SF: <b>£468.75</b>      NIA: <b>832 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3736813</b>      Sale Conditions: -  Research Status: <b>Confirmed</b></p>		
		



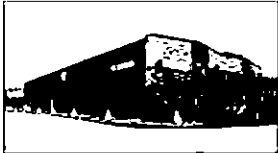
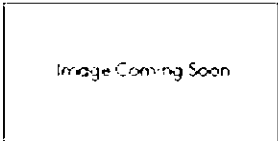
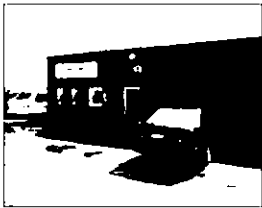



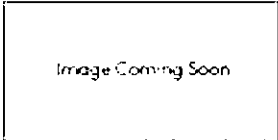
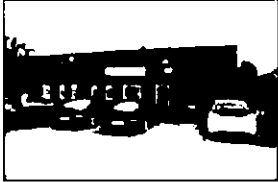

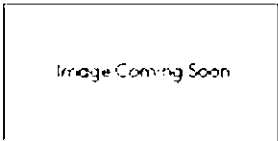
<b>49</b>	<b>Units 5-7 - Bilton Industrial Estate - Humber Ave (Part of Portfolio)</b>	<b>SOLD</b>
Coventry, CV3 1JL	West Midlands County	
Sale Date: 01/12/2015 Sale Price: - Price/SF: -	Bldg Type: IndustrialWarehouse Year Built/Age: Built 1979 Age: 36 NIA: 10,472 SF	
Reversionary Yield: - Net Initial Yield: - Comp ID: 3514135 Research Status: Research Complete	Sale Conditions: Bulk/Portfolio Sale	
<b>50</b>	<b>Units 11 - 14 - Bilton Industrial Estate - Humber Ave (Part of Portfolio)</b>	<b>SOLD</b>
Coventry, CV3 1JL	West Midlands County	
Sale Date: 01/12/2015 Sale Price: - Price/SF: -	Bldg Type: IndustrialWarehouse Year Built/Age: Built 1993 Renov 2010 Age: 22 NIA: 35,250 SF	
Reversionary Yield: - Net Initial Yield: - Comp ID: 3514135 Research Status: Research Complete	Sale Conditions: Bulk/Portfolio Sale	
<b>51</b>	<b>Units 15A - 15D - Bilton Industrial Estate - Humber Ave (Part of Portfolio)</b>	<b>SOLD</b>
Coventry, CV3 1JL	West Midlands County	
Sale Date: 01/12/2015 Sale Price: - Price/SF: -	Bldg Type: IndustrialWarehouse Year Built/Age: Built 1977 Age: 38 NIA: 11,375 SF	
Reversionary Yield: - Net Initial Yield: - Comp ID: 3514135 Research Status: Research Complete	Sale Conditions: Bulk/Portfolio Sale	
<b>52</b>	<b>Unit 18 - Bilton Industrial Estate - Humber Ave (Part of Portfolio)</b>	<b>SOLD</b>
Coventry, CV3 1JL	West Midlands County	
Sale Date: 01/12/2015 Sale Price: - Price/SF: -	Bldg Type: IndustrialWarehouse Year Built/Age: Built 1970 Age: 45 NIA: 9,991 SF	
Reversionary Yield: - Net Initial Yield: - Comp ID: 3514135 Research Status: Research Complete	Sale Conditions: Bulk/Portfolio Sale	
<b>53</b>	<b>Units 22 - 25C - Bilton Industrial Estate - Humber Ave (Part of Portfolio)</b>	<b>SOLD</b>
Coventry, CV3 1JL	West Midlands County	
Sale Date: 01/12/2015 Sale Price: - Price/SF: -	Bldg Type: IndustrialWarehouse Year Built/Age: Built 1979 Age: 36 NIA: 38,384 SF	
Reversionary Yield: - Net Initial Yield: - Comp ID: 3514135 Research Status: Research Complete	Sale Conditions: Bulk/Portfolio Sale	
<b>54</b>	<b>Unit 32-33 - Bilton Industrial Estate - Humber Ave (Part of Portfolio)</b>	<b>SOLD</b>
Coventry, CV3 1JL	West Midlands County	
Sale Date: 01/12/2015 Sale Price: - Price/SF: -	Bldg Type: IndustrialWarehouse Year Built/Age: Built 1957 Age: 58 NIA: 13,477 SF	
Reversionary Yield: - Net Initial Yield: - Comp ID: 3514135 Research Status: Research Complete	Sale Conditions: Bulk/Portfolio Sale	

<b>55</b>	<b>Unit 35 - Bilton Industrial Estate - Humber Ave (Part of Portfolio)</b>	<b>SOLD</b>
Coventry, CV3 1JL	West Midlands County	
Sale Date: 01/12/2015	Bldg Type: IndustrialWarehouse	
Sale Price: -	Year Built/Age: Built 1975 Age: 40	
Price/SF: -	NIA: 8,697 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 3514135	Sale Conditions: Bulk/Portfolio Sale	
Research Status: Research Complete		
<b>56</b>	<b>Unit 16 - Bilton Industrial Estate - Humber Ave (Part of Portfolio)</b>	<b>SOLD</b>
Coventry, CV3 1JL	West Midlands County	
Sale Date: 01/12/2015	Bldg Type: IndustrialWarehouse	
Sale Price: -	Year Built/Age: Built 1970 Age: 45	
Price/SF: -	NIA: 11,996 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 3514135	Sale Conditions: Bulk/Portfolio Sale	
Research Status: Research Complete		
<b>57</b>	<b>Units 19-20 - Bilton Industrial Estate - Humber Ave (Part of Portfolio)</b>	<b>SOLD</b>
Coventry, CV3 1JL	West Midlands County	
Sale Date: 01/12/2015	Bldg Type: IndustrialWarehouse	
Sale Price: -	Year Built/Age: Built 1990 Age: 25	
Price/SF: -	NIA: 16,674 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 3514135	Sale Conditions: Bulk/Portfolio Sale	
Research Status: Research Complete		
<b>58</b>	<b>Unit 21 - Bilton Industrial Estate - Humber Ave (Part of Portfolio)</b>	<b>SOLD</b>
Coventry, CV3 1JL	West Midlands County	
Sale Date: 01/12/2015	Bldg Type: Light IndustrialLight Manufacturing	
Sale Price: -	Year Built/Age: Built 1950 Age: 65	
Price/SF: -	NIA: 1,742 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 3514135	Sale Conditions: Bulk/Portfolio Sale	
Research Status: Research Complete		
<b>59</b>	<b>Unit 34 - Bilton Industrial Estate - Humber Ave (Part of Portfolio)</b>	<b>SOLD</b>
Coventry, CV3 1JL	West Midlands County	
Sale Date: 01/12/2015	Bldg Type: IndustrialWarehouse	
Sale Price: -	Year Built/Age: Built 1950 Age: 65	
Price/SF: -	NIA: 5,713 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 3514135	Sale Conditions: Bulk/Portfolio Sale	
Research Status: Research Complete		
<b>60</b>	<b>Unit 36 - Bilton Industrial Estate - Humber Ave (Part of Portfolio)</b>	<b>SOLD</b>
Coventry, CV3 1JL	West Midlands County	
Sale Date: 01/12/2015	Bldg Type: IndustrialWarehouse	
Sale Price: -	Year Built/Age: Built 1950 Age: 65	
Price/SF: -	NIA: 1,070 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 3514135	Sale Conditions: Bulk/Portfolio Sale	
Research Status: Research Complete		

<b>61</b>	<b>Unit 8-9 - Bilton Industrial Estate - Humber Rd (Part of Portfolio)</b>	<b>SOLD</b>
<p><b>Coventry, CV3 1JL</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>01/12/2015</b> <span style="float: right;">Bldg Type: <b>Light Industrial/Light Manufacturing</b></span></p> <p>Sale Price: - <span style="float: right;">Year Built/Age: <b>Built 1990 Age: 25</b></span></p> <p>Price/SF: - <span style="float: right;">NIA: <b>17,338 SF</b></span></p> <div style="text-align: right; border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;">Image Coming Soon</div> <p>Reversionary Yield: -</p> <p>Net Initial Yield: -</p> <p>Comp ID: <b>3514135</b> <span style="float: right;">Sale Conditions: <b>Bulk/Portfolio Sale</b></span></p> <p>Research Status: <b>Research Complete</b></p>		
<b>62</b>	<b>Albion Buildings, Unit 1B - Kingfield Rd</b>	<b>SOLD</b>
<p><b>Coventry, CV1 4NG</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>01/09/2016 (85 days on mkt)</b> <span style="float: right;">Unit Type: <b>4,778 SF Industrial Unit</b></span></p> <p>Sale Price: - <span style="float: right;">Year Built/Age: <b>Built 1980 Age: 36</b></span></p> <p>Price/SF: - <span style="float: right;">NIA: <b>4,778 SF</b></span></p> <div style="text-align: right;"></div> <p>Reversionary Yield: -</p> <p>Net Initial Yield: -</p> <p>Comp ID: <b>3725317</b> <span style="float: right;">Sale Conditions: -</span></p> <p>Research Status:</p>		
<b>63</b>	<b>Albion Buildings, Unit 1 - Kingfield Rd</b>	<b>SOLD</b>
<p><b>Coventry, CV1 4NG</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>12/10/2016 (128 days on mkt)</b> <span style="float: right;">Unit Type: <b>5,093 SF Industrial Unit</b></span></p> <p>Sale Price: - <span style="float: right;">Year Built/Age: <b>Built 1980 Age: 36</b></span></p> <p>Price/SF: - <span style="float: right;">NIA: <b>5,093 SF</b></span></p> <div style="text-align: right;"></div> <p>Reversionary Yield: -</p> <p>Net Initial Yield: <b>7.66%</b></p> <p>Comp ID: <b>3736450</b> <span style="float: right;">Sale Conditions: -</span></p> <p>Research Status:</p>		
<b>64</b>	<b>Kingswood Clos</b>	<b>SOLD</b>
<p><b>Coventry, CV6 4NY</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>22/02/2016 (19 days on mkt)</b> <span style="float: right;">Bldg Type: <b>Industrial/Warehouse</b></span></p> <p>Sale Price: <b>£769,000 - Confirmed</b> <span style="float: right;">Year Built/Age: <b>Built 1991 Age: 25</b></span></p> <p>Price/SF: <b>£79.84</b> <span style="float: right;">NIA: <b>9,632 SF</b></span></p> <div style="text-align: right;"></div> <p>Reversionary Yield: -</p> <p>Net Initial Yield: <b>3.98%</b></p> <p>Comp ID: <b>3529433</b> <span style="float: right;">Sale Conditions: <b>Auction Sale, Ground Lease (Leasehold)</b></span></p> <p>Research Status: <b>Confirmed</b></p>		
<b>65</b>	<b>6 Lifford Way</b>	<b>SOLD</b>
<p><b>Coventry, CV3 2RN</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>11/12/2016 (121 days on mkt)</b> <span style="float: right;">Bldg Type: <b>Industrial/Warehouse</b></span></p> <p>Sale Price: <b>£145,000 - Confirmed</b> <span style="float: right;">Year Built/Age: <b>Built 1980 Age: 36</b></span></p> <p>Price/SF: <b>£102.47</b> <span style="float: right;">NIA: <b>1,415 SF</b></span></p> <div style="text-align: right;"></div> <p>Reversionary Yield: -</p> <p>Net Initial Yield: -</p> <p>Comp ID: <b>3918453</b> <span style="float: right;">Sale Conditions: -</span></p> <p>Research Status: <b>Confirmed</b></p>		
<b>66</b>	<b>29 Moor St</b>	<b>FOR SALE</b>
<p><b>Coventry, CV5 6EQ</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Asking Price: <b>£295,000</b> <span style="float: right;">Sale Type: <b>Investment</b></span></p> <p>Price/SF: <b>£145.18</b> <span style="float: right;">Bldg Type: <b>Industrial</b></span></p> <p>Days on Market: <b>2168</b> <span style="float: right;">Bldg Status: <b>Built 1900</b></span></p> <p>Sale Status: <b>Active</b> <span style="float: right;">NIA: <b>2,032 SF</b></span></p> <div style="text-align: right;"></div> <p>Net Initial Yield: -</p> <p>Sale Conditions: -</p>		

<b>67</b>	<b>Industrial Premises - 363 Old Church Rd</b>	<b>SOLD</b>
Coventry, CV6 7DT	West Midlands County	
Sale Date: 31/10/2015 (569 days on mkt)	Bldg Type: Industrial Warehouse	
Sale Price: £297,500 - Confirmed	Year Built/Age: Built 1980 Age: 34	
Price/SF: £35.57	NIA: 8,363 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 3430682	Sale Conditions: -	
Research Status: Confirmed		
<b>68</b>	<b>C75 - Pilot Business Park - Pilot Dr</b>	<b>SOLD</b>
Coventry, CV3 4RP	West Midlands County	
Sale Date: 01/06/2017	Bldg Type: Industrial Warehouse	
Sale Price: £8,275,000 - Confirmed	Year Built/Age: Built 2017	
Price/SF: £109.82	NIA: 75,350 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 3929131	Sale Conditions: High Vacancy Property	
Research Status: Confirmed		
<b>69</b>	<b>C75 - Pilot Business Park - Pilot Dr</b>	<b>SOLD</b>
Coventry, CV3 4RP	West Midlands County	
Sale Date: 01/12/2016	Bldg Type: Industrial Warehouse	
Sale Price: -	Year Built/Age: Built 2017	
Price/SF: -	NIA: 75,350 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 3806840	Sale Conditions: -	
Research Status: Research Complete		
<b>70</b>	<b>Site B - Progress Clos</b>	<b>SOLD</b>
Coventry, CV3 2TF	West Midlands County	
Sale Date: 01/04/2017	Bldg Type: Industrial Warehouse	
Sale Price: £4,000,000 - Confirmed	Year Built/Age: Built 1991 Age: 26	
Price/SF: £178.33	NIA: 22,430 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 3959179	Sale Conditions: -	
Research Status: Confirmed		
<b>71</b>	<b>Joinery House - Progress Way</b>	<b>SOLD</b>
Coventry, CV3 2NT	West Midlands County	
Sale Date: 24/02/2017	Bldg Type: Light Industrial	
Sale Price: -	Year Built/Age: Built 1950 Age: 66	
Price/SF: -	NIA: 6,720 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 3856973	Sale Conditions: Bankruptcy Sale	
Research Status: Research Complete		
<b>72</b>	<b>Binley Industrial Estate - 2 Progress Way</b>	<b>SOLD</b>
Coventry, CV3 2TE	West Midlands County	
Sale Date: 01/10/2016 (225 days on mkt)	Bldg Type: Industrial Warehouse	
Sale Price: £1,200,000 - Confirmed	Year Built/Age: Built 1974 Age: 42	
Price/SF: £48.06	NIA: 24,969 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 3806836	Sale Conditions: -	
Research Status: Confirmed		

<b>73</b>	<b>Unit 6 A-B - Central City Industrial Estate - Red Ln (Part of Portfolio)</b>	<b>SOLD</b>
Coventry, CV6 5RY	West Midlands County	
Sale Date: 15/12/2014	Bldg Type: IndustrialWarehouse	
Sale Price: -	Year Built/Age: Built 1950 Age: 64	
Price/SF: -	NIA: 216,494 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 3223819	Sale Conditions: Bulk/Portfolio Sale	
Research Status: Research Complete		
<b>74</b>	<b>Units 1-2 - Central City Industrial Estate - Red Ln (Part of Multi-Property)</b>	<b>SOLD</b>
Coventry, CV6 5RY	West Midlands County	
Sale Date: 20/03/2015	Bldg Type: IndustrialWarehouse	
Sale Price: -	Year Built/Age: Built 1980 Age: 35	
Price/SF: -	NIA: 4,170 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 3258733	Sale Conditions: -	
Research Status: Research Complete		
<b>75</b>	<b>Units 3 - 6 - Central City Industrial Estate - Red Ln (Part of Multi-Property)</b>	<b>SOLD</b>
Coventry, CV6 5RY	West Midlands County	
Sale Date: 20/03/2015	Bldg Type: IndustrialWarehouse	
Sale Price: -	Year Built/Age: Built 1998 Age: 16	
Price/SF: -	NIA: 12,690 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 3258733	Sale Conditions: -	
Research Status: Research Complete		
<b>76</b>	<b>Units 7-10 - Central City Industrial Estate - Red Ln (Part of Multi-Property)</b>	<b>SOLD</b>
Coventry, CV6 5RY	West Midlands County	
Sale Date: 20/03/2015	Bldg Type: Industrial	
Sale Price: -	Year Built/Age: -	
Price/SF: -	NIA: 6,697 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 3258733	Sale Conditions: -	
Research Status: Research Complete		
<b>77</b>	<b>Unit 11 - 12 - Central City Industrial Estate - Red Ln (Part of Multi-Property)</b>	<b>SOLD</b>
Coventry, CV6 5RY	West Midlands County	
Sale Date: 20/03/2015	Bldg Type: Industrial	
Sale Price: -	Year Built/Age: -	
Price/SF: -	NIA: 2,879 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 3258733	Sale Conditions: -	
Research Status: Research Complete		
<b>78</b>	<b>Units 13 - 17 - Central City Industrial Estate - Red Ln (Part of Multi-Property)</b>	<b>SOLD</b>
Coventry, CV6 5RY	West Midlands County	
Sale Date: 20/03/2015	Bldg Type: IndustrialWarehouse	
Sale Price: -	Year Built/Age: Built 1990 Age: 25	
Price/SF: -	NIA: 6,471 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 3258733	Sale Conditions: -	
Research Status: Research Complete		

<b>79</b>	<b>Unit 18 - Central City Industrial Estate - Red Ln (Part of Multi-Property)</b>	<b>SOLD</b>
Coventry, CV6 5RY	West Midlands County	
Sale Date: 20/03/2015	Bldg Type: Industrial	
Sale Price: -	Year Built/Age: -	
Price/SF: -	NIA: 1,623 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 3258733	Sale Conditions: -	
Research Status: Research Complete		
<b>80</b>	<b>Units 19-20 - Central City Industrial Estate - Red Ln (Part of Multi-Property)</b>	<b>SOLD</b>
Coventry, CV6 5RY	West Midlands County	
Sale Date: 20/03/2015	Bldg Type: IndustrialWarehouse	
Sale Price: -	Year Built/Age: Built 1992 Age: 23	
Price/SF: -	NIA: 4,103 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 3258733	Sale Conditions: -	
Research Status: Research Complete		
<b>81</b>	<b>Units 21-24 - Central City Industrial Estate - Red Ln (Part of Multi-Property)</b>	<b>SOLD</b>
Coventry, CV6 5RY	West Midlands County	
Sale Date: 20/03/2015	Bldg Type: Industrial	
Sale Price: -	Year Built/Age: -	
Price/SF: -	NIA: 5,982 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 3258733	Sale Conditions: -	
Research Status: Research Complete		
<b>82</b>	<b>Unit 7 - Stonebridge Trading Estate - Rowley Dr</b>	<b>SOLD</b>
Coventry, CV3 4FH	West Midlands County	
Sale Date: 15/01/2015	Bldg Type: Industrial	
Sale Price: £1,200,000 - Confirmed	Year Built/Age: -	
Price/SF: £35.43	NIA: 33,865 SF	
Reversionary Yield: -		
Net Initial Yield: 7.88%		
Comp ID: 3250701	Sale Conditions: -	
Research Status: Confirmed		
<b>83</b>	<b>DHL - Rowley Rd</b>	<b>SOLD</b>
Coventry, CV3 4LE	West Midlands County	
Sale Date: 31/05/2017	Bldg Type: IndustrialDistribution	
Sale Price: £5,700,000 - Confirmed	Year Built/Age: Built 1995 Age: 22	
Price/SF: £63.33	NIA: 90,000 SF	
Reversionary Yield: -		
Net Initial Yield: 6.97%		
Comp ID: 3917380	Sale Conditions: Sale Leaseback	
Research Status: Confirmed		
<b>84</b>	<b>Covrad Heat Transfer Ltd - Sir Henry Parkes Rd</b>	<b>SOLD</b>
Coventry, CV5 6BN	West Midlands County	
Sale Date: 01/03/2016 (2,105 days on mkt)	Bldg Type: IndustrialWarehouse	
Sale Price: -	Year Built/Age: Built 1938 Age: 77	
Price/SF: -	NIA: 181,560 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 3655280	Sale Conditions: -	
Research Status: -		

<b>85</b>	<b>8 -12 - Industrial Unit, Unit 12 - Spitfire Clos</b>	<b>SOLD</b>
<p><b>Coventry, CV5 6UR</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>01/06/2015 (118 days on mkt)</b>      Unit Type: <b>4,301 SF Industrial Unit</b>  Sale Price: <b>£400,000 - Confirmed</b>      Year Built/Age: <b>Built 2007 Age: 8</b>  Price/SF: <b>£93.00</b>      NIA: <b>4,301 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: <b>7.47%</b>  Comp ID: <b>3301929</b>      Sale Conditions: -  Research Status: <b>Confirmed</b></p> <div style="text-align: right; border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;">Image Coming Soon</div>		
<b>86</b>	<b>14-22 - Industrial Unit, Unit 18 - Spitfire Clos</b>	<b>SOLD</b>
<p><b>Coventry, CV5 6UR</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>11/05/2015 (97 days on mkt)</b>      Unit Type: <b>2,872 SF Industrial Unit</b>  Sale Price: <b>£280,000 - Confirmed</b>      Year Built/Age: <b>Built 1987 Age: 27</b>  Price/SF: <b>£97.49</b>      NIA: <b>2,872 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: <b>6.27%</b>  Comp ID: <b>3301929</b>      Sale Conditions: -  Research Status: <b>Confirmed</b></p> <div style="text-align: right;"></div>		
<b>87</b>	<b>Unit 7-9 - Industrial Unit, Unit 8 - Spitfire Clos (Part of Multi-Unit)</b>	<b>SOLD</b>
<p><b>Coventry, CV5 6UR</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>01/06/2015 (118 days on mkt)</b>      Unit Type: <b>2,729 SF Industrial Unit</b>  Sale Price: -      Year Built/Age: <b>Built 2007 Age: 8</b>  Price/SF: -      NIA: <b>2,729 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3327029</b>      Sale Conditions: -  Research Status: <b>Research Complete</b></p> <div style="text-align: right;"></div>		
<b>88</b>	<b>Unit 7-9 - Industrial Unit, Unit 8 - Spitfire Clos (Part of Multi-Unit)</b>	<b>SOLD</b>
<p><b>Coventry, CV5 6UR</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>01/06/2015 (118 days on mkt)</b>      Unit Type: <b>1,367 SF Industrial Unit</b>  Sale Price: -      Year Built/Age: <b>Built 2007 Age: 8</b>  Price/SF: -      NIA: <b>1,367 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3327029</b>      Sale Conditions: -  Research Status: <b>Research Complete</b></p> <div style="text-align: right;"></div>		
<b>89</b>	<b>Units 1-3 - Rear of - St Agatha's Rd</b>	<b>SOLD</b>
<p><b>Coventry, CV2 4DX</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>10/09/2015 (21 days on mkt)</b>      Bldg Type: <b>IndustrialWarehouse</b>  Sale Price: <b>£125,000 - Confirmed</b>      Year Built/Age: <b>Built 1960 Age: 55</b>  Price/SF: <b>£28.76</b>      NIA: <b>4,346 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3417001</b>      Sale Conditions: -  Research Status: <b>Confirmed</b></p> <div style="text-align: right;"></div>		
<b>90</b>	<b>Units 1 &amp; 2 - Station St E</b>	<b>FOR SALE</b>
<p><b>Coventry, CV6 5FR</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Asking Price: <b>£390,000</b>      Sale Type: <b>Owner/User</b>  Price/SF: <b>£53.56</b>      Bldg Type: <b>IndustrialWarehouse</b>  Days on Market: <b>278</b>      Bldg Status: <b>Built 1988</b>  Sale Status: <b>Active</b>      NIA: <b>7,282 SF</b></p> <p>Net Initial Yield: -  Sale Conditions: <b>Auction Sale</b></p> <div style="text-align: right;"></div>		

<b>91</b>	<b>223-225 Stoney Stanton Rd</b>	<b>SOLD</b>
<p><b>Coventry, CV1 4FT</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>29/04/2016</b>      Bldg Type: <b>Light IndustrialLight Manufacturing</b>  Sale Price: <b>£283,600 - Confirmed</b>      Year Built/Age: <b>Built 1986 Age: 30</b>  Price/SF: <b>£4.32</b>      NIA: <b>65,651 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3586765</b>      Sale Conditions: -  Research Status: <b>Confirmed</b></p>		
<b>92</b>	<b>Rear of - Light Industrial Unit, Unit 96 - 96 Swan Ln</b>	<b>SOLD</b>
<p><b>Coventry, CV2 4GB</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>31/08/2016 (113 days on mkt)</b>      Unit Type: <b>1,039 SF Light Industrial Unit</b>  Sale Price: <b>£192,000 - Confirmed</b>      Year Built/Age: <b>Built 1922 Age: 93</b>  Price/SF: <b>£184.79</b>      NIA: <b>1,039 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3736500</b>      Sale Conditions: -  Research Status: <b>Confirmed</b></p>		
<b>93</b>	<b>Workshop - Terracotta Dr</b>	<b>SOLD</b>
<p><b>Coventry, CV2 4LG</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>01/09/2016 (133 days on mkt)</b>      Bldg Type: <b>Light IndustrialLight Manufacturing</b>  Sale Price: -      Year Built/Age: <b>Built 1962 Age: 54</b>  Price/SF: -      NIA: <b>2,537 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3719810</b>      Sale Conditions: -  Research Status:</p>		
<b>94</b>	<b>Works - Torrington Ave</b>	<b>SOLD</b>
<p><b>Coventry, CV4 9UU</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>23/09/2014 (237 days on mkt)</b>      Bldg Type: <b>IndustrialManufacturing</b>  Sale Price: <b>£1,610,000 - Confirmed</b>      Year Built/Age: -  Price/SF: <b>£33.99</b>      NIA: <b>47,361 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3124017</b>      Sale Conditions: -  Research Status: <b>Confirmed</b></p>		
<b>95</b>	<b>West Park - 207-209 Torrington Ave (Part of Multi-Property)</b>	<b>SOLD</b>
<p><b>Coventry, CV4 9AP</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>30/04/2015 (94 days on mkt)</b>      Bldg Type: <b>IndustrialWarehouse</b>  Sale Price: -      Year Built/Age: <b>Built 1955 Age: 59</b>  Price/SF: -      NIA: <b>35,284 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3321628</b>      Sale Conditions: -  Research Status: <b>Research Complete</b></p>		
<b>96</b>	<b>Unit 4d - West Park - 209 Torrington Ave (Part of Multi-Property)</b>	<b>SOLD</b>
<p><b>Coventry, CV4 9AP</b> <span style="float: right;"><b>West Midlands County</b></span></p> <p>Sale Date: <b>30/04/2015 (94 days on mkt)</b>      Bldg Type: <b>IndustrialWarehouse</b>  Sale Price: -      Year Built/Age: <b>Built 1960 Age: 55</b>  Price/SF: -      NIA: <b>4,500 SF</b></p> <p>Reversionary Yield: -  Net Initial Yield: -  Comp ID: <b>3321628</b>      Sale Conditions: -  Research Status: <b>Research Complete</b></p>		



**Coventry, CV4 9AP**

**West Midlands County**

Sale Date: **30/04/2015 (94 days on mkt)**  
Sale Price: -  
Price/SF: -

Bldg Type: **Industrial**  
Year Built/Age: **Built 1962 Age: 52**  
NIA: **19,093 SF**



Reversionary Yield: -

Net Initial Yield: -

Comp ID: **3321628**

Sale Conditions: -

Research Status: **Research Complete**