

Appendix 3 - Oportunitas Limited Property Portfolio at 31 March 2022

ITEM NUMBER	ASSET REFERENCE	PROPERTY ADDRESS	DESCRIPTION	PREVIOUS VALUATION	VALUATION AT 31/03/2023
1	AR0001	Flat 1, 2 Walter Tull Way, Folkestone	1 bed flat	£172,000	£172,000
2	AR0002	Flat 2, 2 Walter Tull Way, Folkestone	1 bed flat	£180,000	£180,000
3	AR0003	4 Walter Tull Way, Folkestone	2 bed house	£275,500	£283,500
4	AR0004	6 Watler Tull Way, Folkestone	2 bed house	£275,500	£283,500
5	AR0005	16 Walter Tull Way, Folkestone	3 bed house	£301,000	£315,000
6	AR0006	2 Grove Terrace, Folkestone	4 bed house	£260,000	£275,000
7	AR0007.1	Flat 1, 15 Grace Hill, Folkestone	1 bed flat	£122,500	£128,500
8	AR0007.2	Flat 2, 15 Grace Hill, Folkestone	1 bed flat	£114,000	£119,500
9	AR0007.3	Flat 3, 15 Grace Hill, Folkestone	1 bed flat	£118,000	£123,750
10	AR0007.4	Flat 4, 15 Grace Hill, Folkestone	1 bed flat	£111,500	£117,000
11	AR0007.5	Flat 5, 15 Grace Hill, Folkestone	1 bed flat	£111,500	£117,000
12	AR0007.6	Commercial Unit, 15 Grace Hill	Office space	£81,000	£81,000
13	AR0008.1	Flat 1, 82 Leyburne Road, Dover	2 bed flat	£118,000	£119,000
14	AR0008.2	Flat 2, 82 Leyburne Road, Dover	2 bed flat	£137,500	£138,750
15	AR0008.3	Flat 3, 82 Leyburne Road, Dover	2 bed flat	£139,500	£140,750
16	AR0008.4	Flat 4, 82 Leyburne Road, Dover	2 bed flat	£131,500	£132,750
17	AR0009.1	Flat 1, 84 Leyburne Road, Dover	2 bed flat	£118,000	£119,000
18	AR0009.2	Flat 2, 84 Leyburne Road, Dover	2 bed flat	£137,500	£138,750
19	AR0009.3	Flat 3 84 Leyburne Road, Dover	2 bed flat	£139,500	£140,750
20	AR0009.4	Flat 4, 84 Leyburne Road, Dover	2 bed flat	£131,500	£132,750
21	AR0009.5	Building Plot 84 Leyburne Road, Dover	Land	£60,000	£0
22	AR0010.1	Flat 1, 19 Castle Hill Avenue, Folkestone	1 bed flat	£159,000	£167,000
23	AR0010.2	Flat 2, 19 Castle Hill Avenue, Folkestone	1 bed flat	£171,500	£180,000
24	AR0010.3	Flat 3, 19 Castle Hill Avenue, Folkestone	2 bed flat	£210,000	£210,000
25	AR0010.4	Flat 4, 19 Castle Hill Avenue, Folkestone	1 bed flat	£164,500	£172,500
26	AR0010.5	Flat 5, 19 Castle Hill Avenue, Folkestone	1 bed flat	£159,000	£167,000
27	AR0010.6	Flat 6, 19 Castle Hill Avenue, Folkestone	1 bed flat	£159,000	£167,000
28	AR0010.7	Flat 7, 19 Castle Hill Avenue, Folkestone	1 bed flat	£146,000	£153,000
29	AR0010.8	Flat 8, 19 Castle Hill Avenue, Folkestone	1 bed flat	£146,000	£153,000
30	AR0010.9	Flat 9, 19 Castle Hill Avenue, Folkestone	1 bed flat	£138,750	£145,500
31	AR0010.10	Flat 10, 19 Castle Hill Avenue, Folkestone	1 bed flat	£140,000	£147,000
32	AR0011.1	Flat 1, 84 Sidney Street, Folkestone	2 bed flat	£98,500	£103,000
33	AR0011.2	Flat 2, 84 Sidney Street, Folkestone	1 bed flat	£116,250	£122,000
34	AR0011.3	Flat 3, 84 Sidney Street, Folkestone	1 bed flat	£116,250	£122,000
35	AR0011.4	Flat 4, 84 Sidney Street, Folkestone	1 bed flat	£137,000	£143,000

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36	AR0012.1	Flat 1, 1 Claremont Road, Folkestone	1 bed flat	£101,500	£106,500
37	AR0012.2	Flat 2, 1 Claremont Road, Folkestone	1 bed flat	£111,500	£117,000
38	AR0012.3	Flat 3, 1 Claremont Road, Folkestone	1 bed flat	£116,500	£122,000
39	AR0012.4	Flat 4, 1 Claremont Road, Folkestone	1 bed flat	£111,500	£117,000
40	AR0012.5	Flat 1a, 1 Claremont Road, Folkestone (formerly Flat 5)	1 bed flat	£120,500	£126,500
41	AR013.1	Flat 1, 10 Radnor Park Avenue, Folkestone	2 bed flat	£194,000	£207,500
42	AR013.2	Flat 2, 10 Radnor Park Avenue, Folkestone	2 bed flat	£194,000	£203,500
43	AR013.3	Flat 3, 10 Radnor Park Avenue, Folkestone	2 bed flat	£183,500	£192,500
44	AR013.4	Flat 4, 10 Radnor Park Avenue, Folkestone	2 bed flat	£183,500	£192,500
45	AR013.5	Flat 5, 10 Radnor Park Avenue, Folkestone	2 bed flat	£183,500	£192,500
46	AR013.6	Flat 6, 10 Radnor Park Avenue, Folkestone	2 bed flat	£188,750	£198,000
47	AR013.7	Flat 7, 10 Radnor Park Avenue, Folkestone	2 bed flat	£188,750	£198,000
48	AR013.8	Flat 8, 10 Radnor Park Avenue, Folkestone	2 bed flat	£222,500	£235,000
49	AR013.9	Flat 9, 10 Radnor Park Avenue, Folkestone	2 bed flat	£222,250	£235,000
50	AR013.10	Flat 10, 10 Radnor Park Avenue, Folkestone	2 bed flat	£183,500	£192,500
51	AR013.11	Flat 11, 10 Radnor Park Avenue, Folkestone	2 bed flat	£183,500	£192,500
52	AR013.12	Flat 12, 10 Radnor Park Avenue, Folkestone	2 bed flat	£200,000	£210,000
53	AR013.13	Flat 13, 10 Radnor Park Avenue, Folkestone	1 bed flat	£167,500	£176,000
54	AR013.14	Flat 14, 10 Radnor Park Avenue, Folkestone	2 bed flat	£200,000	£210,000
55	AR013.15	Flat 15, 10 Radnor Park Avenue, Folkestone	1 bed flat	£146,750	£154,000
56	AR013.16	Flat 16, 10 Radnor Park Avenue, Folkestone	1 bed flat	£146,750	£154,000
57	AR013.17	Flat 17, 10 Radnor Park Avenue, Folkestone	2 bed flat	£175,000	£180,500
58	AR013.18	Flat 18, 10 Radnor Park Avenue, Folkestone	2 bed flat	£172,000	£180,500

£9,194,500	£9,503,750
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Valuation Gain	£309,250
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