

Investment Returns

Capital	Repayment Over 50 Years	Interest 3.33%	Total Borrowing Costs	Annual Return								
				5%	5.50%	6%	6.50%	7%	7.50%	8%	8.50%	9%
£ 1,000,000.00	£ 20,000.00	£33,300.00	£ 53,300.00	£ 50,000.00	£ 55,000.00	£ 60,000.00	£ 65,000.00	£ 70,000.00	£ 75,000.00	£ 80,000.00	£ 85,000.00	£ 90,000.00
£ 2,000,000.00	£ 40,000.00	£66,600.00	£ 106,600.00	£ 100,000.00	£ 110,000.00	£ 120,000.00	£ 130,000.00	£ 140,000.00	£ 150,000.00	£ 160,000.00	£ 170,000.00	£ 180,000.00
£ 3,000,000.00	£ 60,000.00	£99,900.00	£ 159,900.00	£ 150,000.00	£ 165,000.00	£ 180,000.00	£ 195,000.00	£ 210,000.00	£ 225,000.00	£ 240,000.00	£ 255,000.00	£ 270,000.00
£ 4,000,000.00	£ 80,000.00	£133,200.00	£ 213,200.00	£ 200,000.00	£ 220,000.00	£ 240,000.00	£ 260,000.00	£ 280,000.00	£ 300,000.00	£ 320,000.00	£ 340,000.00	£ 360,000.00
£ 5,000,000.00	£ 100,000.00	£166,500.00	£ 266,500.00	£ 250,000.00	£ 275,000.00	£ 300,000.00	£ 325,000.00	£ 350,000.00	£ 375,000.00	£ 400,000.00	£ 425,000.00	£ 450,000.00
£ 6,000,000.00	£ 120,000.00	£199,800.00	£ 319,800.00	£ 300,000.00	£ 330,000.00	£ 360,000.00	£ 390,000.00	£ 420,000.00	£ 450,000.00	£ 480,000.00	£ 510,000.00	£ 540,000.00
£ 7,000,000.00	£ 140,000.00	£233,100.00	£ 373,100.00	£ 350,000.00	£ 385,000.00	£ 420,000.00	£ 455,000.00	£ 490,000.00	£ 525,000.00	£ 560,000.00	£ 595,000.00	£ 630,000.00
£ 8,000,000.00	£ 160,000.00	£266,400.00	£ 426,400.00	£ 400,000.00	£ 440,000.00	£ 480,000.00	£ 520,000.00	£ 560,000.00	£ 600,000.00	£ 640,000.00	£ 680,000.00	£ 720,000.00
£ 9,000,000.00	£ 180,000.00	£299,700.00	£ 479,700.00	£ 450,000.00	£ 495,000.00	£ 540,000.00	£ 585,000.00	£ 630,000.00	£ 675,000.00	£ 720,000.00	£ 765,000.00	£ 810,000.00
£ 10,000,000.00	£ 200,000.00	£333,000.00	£ 533,000.00	£ 500,000.00	£ 550,000.00	£ 600,000.00	£ 650,000.00	£ 700,000.00	£ 750,000.00	£ 800,000.00	£ 850,000.00	£ 900,000.00

Current Returns	Retail	Industrial	Distribution	Office
Prime	5%	5.75%	5.25%	5.75%
Secondary	6%	7%	6.50%	7%
Tertiary	7%	9%	7.50%	8%
Standard investment categories - Prime = institutional properties which are let to good covenants and on long leases. Secondary = good property company stock with mixture of covenants and varying lease terms. Tertiary = mixed quality and relatively short leases in perhaps less attractive locations				
Yields: indicative yields - will vary depending on quality of asset, location, covenant and lease length				