

# Tradpin Construction Pension Fund Property Valuations

## Gallop House, Haslers Lane

VALUATION DATE: 31-Dec-21  
REVIEW/EXPIRY DATE: 20-Nov-24

### TERM:

CURRENT ANNUAL RENT RECEIVED	£	33,600.00	
YP FOR 2.9 YEARS @ 5.00%		2.90	
			£ 97,345.07

### REVERSION:

FULL RENTAL VALUE PER ANNUM	£	40,000.00	
YP IN PERP @ 6.00%			
DEFERRED FOR 0.0 YEARS		16.67	
			£ 666,666.67
<b>Total value</b>	<b>£</b>		<b>764,011.74</b>

## 8/10 Market Street, Harlow

VALUATION DATE: 31-Dec-21  
REVIEW/EXPIRY DATE: 08-Apr-23

### TERM:

CURRENT ANNUAL RENT RECEIVED	£	28,000.00	
YP FOR 1.3 YEARS @ 5.00%		1.30	
			£ 36,379.08

### REVERSION:

FULL RENTAL VALUE PER ANNUM	£	32,000.00	
YP IN PERP @ 6.00%			
DEFERRED FOR 1.3 YEARS		16.65	
			£ 532,917.62
<b>Total value</b>	<b>£</b>		<b>569,296.70</b>

## Equity House, 4-6 Market Street

VALUATION DATE: 31-Dec-21  
REVIEW/EXPIRY DATE: 31-Dec-21

### TERM:

CURRENT ANNUAL RENT RECEIVED	£	42,000.00	
YP FOR 1.0 YEARS @ 8.00%		1.00	
			£ 41,966.43

### REVERSION:

FULL RENTAL VALUE PER ANNUM	£	44,000.00	
YP IN PERP @ 9.00%			
DEFERRED FOR 1.0 YEARS		11.10	
			£ 488,449.28
<b>Total value</b>	<b>£</b>		<b>530,415.71</b>

## Total Open Market Valuation

Gallop House, Haslers Lane	£	764,011.74
8/10 Market Street, Harlow	£	569,296.70
Equity House, 4-6 Market Street	£	530,415.71
<b>Total</b>	<b>£</b>	<b>1,863,724.15</b>