

Comag
Proposed 23% AH Scheme
16.25% Profit on Private GDV

Development Appraisal
Avison Young
28 April 2023

APPRAISAL SUMMARY**AVISON YOUNG**
Comag
Proposed 23% AH Scheme
16.25% Profit on Private GDV
Appraisal Summary for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	ft²	Sales Rate ft²	Unit Price	Gross Sales
Private Residential	83	59,489	598.36	428,867	35,596,000
Shared Ownership	8	6,829	409.60	349,645	2,797,158
Affordable Rent	14	11,160	200.00	159,429	2,232,000
Totals	105	77,478			40,625,158

Rental Area Summary

	Units	ft²	Rent Rate ft²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
D1 Community Space	1	1,152	10.00	11,520	11,520	11,520

Investment Valuation

D1 Community Space					
Market Rent	11,520	YP @	7.0000%	14.2857	
(1yr Rent Free)		PV 1yr @	7.0000%	0.9346	153,805

GROSS DEVELOPMENT VALUE 40,778,963**NET REALISATION** 40,778,963**OUTLAY****ACQUISITION COSTS**

Residualised Price			586,884	
				586,884
Stamp Duty		4.85%	28,464	
Agent Fee		1.00%	5,869	
Legal Fee		0.80%	4,695	
				39,028

CONSTRUCTION COSTS

Construction	ft²	Build Rate ft²	Cost
Private Residential	120,046	226.72	27,217,050
Contingency		5.00%	1,360,852
MCIL2/CIL/S.106			1,084,524
			29,662,426

PROFESSIONAL FEES

Professionals	8.00%	2,177,364	
			2,177,364

MARKETING & LETTING

Letting Agent Fee	10.00%	1,152	
Letting Legal Fee	5.00%	576	
			1,728

DISPOSAL FEES

Residential Sales Agent Fee		2.00%	711,920
Commercial Sales Agent Fee		1.00%	1,538
Residential Sales Legal Fee	105 un	1,200.00 /un	126,000
Commercial Sales Legal Fee		0.50%	769
			840,227

MISCELLANEOUS FEES

Residential Profit		16.25%	5,784,350
Affordable Profit		6.00%	301,750
Commercial Profit		15.00%	23,071
			6,109,170

FINANCE

Debit Rate 7.250%, Credit Rate 0.500% (Nominal)			
Land			73,925
Construction			1,289,411
Other			(1,200)

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Total Finance Cost 1,362,136

TOTAL COSTS 40,778,963**PROFIT 0****Performance Measures**

Profit on Cost% 0.00%

Profit on GDV% 0.00%

Profit on NDV% 0.00%

Development Yield% (on Rent) 0.03%

Equivalent Yield% (Nominal) 7.00%

Equivalent Yield% (True) 7.32%

IRR% (without Interest) 6.60%

Profit Erosion (finance rate 7.250) N/A