

Comag
Proposed 23% AH Scheme
15% Profit on Private GDV

Development Appraisal
Avison Young
13 April 2023

APPRAISAL SUMMARY**AVISON YOUNG**

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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
D1 Community Space	1	1,152	10.00	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			956,525	
				956,525
Stamp Duty		4.85%	46,391	
Agent Fee		1.00%	9,565	
Legal Fee		0.80%	7,652	
				63,609

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

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840,227

FINANCE

Debit Rate 7.250%, Credit Rate 0.500% (Nominal)

Land

121,637

Construction

1,289,411

Other

1,838

Total Finance Cost

1,412,886

TOTAL COSTS**35,114,765****PROFIT****5,664,198****Performance Measures**

Profit on Cost% 16.13%

Profit on GDV% 13.89%

Profit on NDV% 13.89%

Development Yield% (on Rent) 0.03%

Equivalent Yield% (Nominal) 7.00%

Equivalent Yield% (True) 7.32%

IRR% (without Interest) 31.27%

Rent Cover 491 yrs 8 mths

Profit Erosion (finance rate 7.250) 2 yrs 1 mth

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**Initial
MRV**

11,520

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