

121Unit_22.75%
22.75% - 50/50 Split

Development Appraisal

July 5, 2023

APPRAISAL SUMMARY

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Appraisal Summary for Phase 1 Phase 1

Currency in £

REVENUE

Sales Valuation	Units	ft²	Sales Rate ft²	Unit Price	Gross Sales
Private Residential	92	65,762	643.35	459,869	42,307,983
Shared Ownership	14	9,715	449.81	312,136	4,369,904
Social Rented	<u>15</u>	<u>9,858</u>	177.51	116,660	<u>1,749,905</u>
Totals	121	85,335			48,427,792

Rental Area Summary

	Units	ft²	Rent Rate ft²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Commercial unit	1	1,046	25.00	26,150	26,150	26,150

Investment Valuation

Commercial unit					
Market Rent	26,150	YP @	6.0000%	16.6667	
(1yr Rent Free)		PV 1yr @	6.0000%	0.9434	411,164

GROSS DEVELOPMENT VALUE **48,838,955**

Purchaser's Costs	6.80%	(27,959)	
Effective Purchaser's Costs Rate	6.80%		(27,959)

NET DEVELOPMENT VALUE **48,810,996**

NET REALISATION **48,810,996**

OUTLAY

ACQUISITION COSTS

Residualised Price		2,969,601	
			2,969,601
Stamp Duty		137,980	
Effective Stamp Duty Rate	4.65%		
Agent Fee	1.00%	29,696	
Legal Fee	0.50%	14,848	
			182,524

CONSTRUCTION COSTS

Construction	ft²	Build Rate ft²	Cost
Build Costs exc. contingency	112,430	248.69	27,959,762
S106 costs			1,017,020

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Mayoral CIL		598,723	
Borough CIL		1,305,883	
Third Party Costs		150,000	
			31,031,388

PROFESSIONAL FEES

Professional Fees	10.00%	2,795,976	
			2,795,976

MARKETING & LETTING

Marketing	1.00%	423,080	
Letting Agent Fee	10.00%	2,615	
Letting Legal Fee	5.00%	1,308	
			427,002

DISPOSAL FEES

Sales Agent Fee	1.00%	422,800	
Sales Legal Fee	0.35%	170,838	
			593,639

Additional Costs

Private Residential Profit	17.50%	7,403,897	
Affordable Profit	6.00%	262,194	
Commercial Profit	15.00%	61,675	
			7,727,766

TOTAL COSTS BEFORE FINANCE**45,727,896****FINANCE**

Debit Rate 7.500%, Credit Rate 0.000% (Nominal)			
Land		638,280	
Construction		2,129,208	
Other		315,612	
Total Finance Cost			3,083,100

TOTAL COSTS**48,810,996****PROFIT****0****Performance Measures**

Profit on Cost%	0.00%
Profit on GDV%	0.00%
Profit on NDV%	0.00%
Development Yield% (on Rent)	0.05%
Equivalent Yield% (Nominal)	6.00%
Equivalent Yield% (True)	6.23%
IRR% (without Interest)	7.27%

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Profit Erosion (finance rate 7.500)

0 mths