

PROJECT APPRAISAL

Income										
Plot No.	GIA (sqft)	Type	Description	New/Conv	Garage	Parking	Sales (Sqft)	Sales (Value)	Sales (Price)	
1	646	2B3P	2Bedroom 3Person Apartment	C	0	1	£185	£119,480	£120,000	
2	689	2B3P	2Bedroom 3Person Apartment	C	0	1	£185	£127,446	£128,000	
3	431	1B1P	1Bedroom 1Person Apartment	C	0	1	£185	£79,654	£80,000	
4	818	2B4P	2Bedroom 4Person Apartment	C	0	1	£185	£151,342	£152,000	
5	753	2B4P	2Bedroom 4Person Apartment	C	0	1	£185	£139,394	£140,000	
6	764	2B4P	2Bedroom 4Person Apartment	C	0	1	£185	£141,385	£142,000	
7	797	2B4P	2Bedroom 4Person Apartment	C	0	1	£185	£147,359	£148,000	
8	915	2B4P	2Bedroom 4Person Apartment	C	0	1	£185	£169,264	£170,000	
9	710	2B3P	2Bedroom 3Person Apartment	C	0	1	£185	£131,428	£132,000	
10	700	2B3P	2Bedroom 3Person Apartment	C	0	1	£185	£129,437	£130,000	
11	549	1B2P	1Bedroom 2Person Apartment	C	0	1	£185	£101,558	£102,000	
12	715	2B3P	2Bedroom 3Person Apartment	C	0	1	£185	£132,225	£133,000	
13	646	2B3P	2Bedroom 3Person Apartment	C	0	1	£185	£119,480	£120,000	
14	689	2B3P	2Bedroom 3Person Apartment	C	0	1	£185	£127,446	£128,000	
15	420	1B1P	1Bedroom 1Person Apartment	C	0	1	£185	£77,662	£78,000	
16	850	2B4P	2Bedroom 4Person Apartment	C	0	1	£185	£157,316	£158,000	
17	926	2B4P	2Bedroom 4Person Apartment	C	0	1	£185	£171,255	£172,000	
18	764	2B4P	2Bedroom 4Person Apartment	C	0	1	£185	£141,385	£142,000	
19	710	2B4P	2Bedroom 4Person Apartment	C	0	1	£185	£131,428	£132,000	
20	829	2B4P	2Bedroom 4Person Apartment	C	0	1	£185	£153,333	£154,000	
21	743	2B3P	2Bedroom 3Person Apartment	C	0	1	£185	£137,402	£138,000	
22	743	2B3P	2Bedroom 3Person Apartment	C	0	1	£185	£137,402	£138,000	
23	549	1B2P	1Bedroom 2Person Apartment	C	0	1	£185	£101,558	£102,000	
24	700	2B3P	2Bedroom 3Person Apartment	C	0	1	£185	£129,437	£130,000	
GIA	17,054	Sqft		GIA	0	Sqft		£3,155,079	£3,169,000	
No Units		24		No Garages		24		GDV	£3,169,000	

Income									
Plot No.	GIA (sqft)	Type	Description	New/Conv	Garage	Parking	Cost (Sqft)	Build (Cost)	
1	646	2B3P	2Bedroom 3Person Apartment	C	0	1	£104	£66,844	
2	689	2B3P	2Bedroom 3Person Apartment	C	0	1	£104	£71,301	
3	431	1B1P	1Bedroom 1Person Apartment	C	0	1	£104	£44,563	
4	818	2B4P	2Bedroom 4Person Apartment	C	0	1	£104	£84,670	
5	753	2B4P	2Bedroom 4Person Apartment	C	0	1	£104	£77,985	
6	764	2B4P	2Bedroom 4Person Apartment	C	0	1	£104	£79,099	
7	797	2B4P	2Bedroom 4Person Apartment	C	0	1	£104	£82,441	
8	915	2B4P	2Bedroom 4Person Apartment	C	0	1	£104	£94,696	
9	710	2B3P	2Bedroom 3Person Apartment	C	0	1	£104	£73,529	
10	700	2B3P	2Bedroom 3Person Apartment	C	0	1	£104	£72,415	
11	549	1B2P	1Bedroom 2Person Apartment	C	0	1	£104	£56,818	
12	715	2B3P	2Bedroom 3Person Apartment	C	0	1	£104	£73,975	
13	646	2B3P	2Bedroom 3Person Apartment	C	0	1	£104	£66,844	
14	689	2B3P	2Bedroom 3Person Apartment	C	0	1	£104	£71,301	
15	420	1B1P	1Bedroom 1Person Apartment	C	0	1	£104	£43,449	
16	850	2B4P	2Bedroom 4Person Apartment	C	0	1	£104	£88,012	
17	926	2B4P	2Bedroom 4Person Apartment	C	0	1	£104	£95,810	
18	764	2B4P	2Bedroom 4Person Apartment	C	0	1	£104	£79,099	
19	710	2B4P	2Bedroom 4Person Apartment	C	0	1	£104	£73,529	
20	829	2B4P	2Bedroom 4Person Apartment	C	0	1	£104	£85,784	
21	743	2B3P	2Bedroom 3Person Apartment	C	0	1	£104	£76,871	
22	743	2B3P	2Bedroom 3Person Apartment	C	0	1	£104	£76,871	
23	549	1B2P	1Bedroom 2Person Apartment	C	0	1	£104	£56,818	
24	700	2B3P	2Bedroom 3Person Apartment	C	0	1	£104	£72,415	
GIA	17,054	Sqft		GIA	0	Sqft		Total GIA	£17,054
No Units		24		Average		775		£1,765,139	

Build Costs

Build	£1,765,139	
Prelims	Incl	
Access Road	Incl	
House Landscape	Incl	
Site Landscape	Incl	
Garages	Incl	
Demolition	Incl	
Site Drainage	Incl	
Soil and Septic Tank	Incl	
Section 38 - Highways	Excl	
Services	£120,000	
NHBC/Warranty	£1,500	£36,000
Build Contingency	7.5%	£132,385
	£2,053,524	£2,053,524

Fees

Planning Fees	£5,000	
Site Surveys/Studies/Topo etc	£40,000	
Section 106	£97,500	
Professional Fees	6%	£123,211
Marketing		£0
Estate Agent Fees	1.25%	£25,669
Legal to Sell	£1,500	£36,000
Insurance		£7,500
Showroom		£0
Fees Contingency	5%	£16,744
	£351,625	£351,625

Land

Land Price	£275,000	
Stamp Duty	3%	£8,250
Legals to Buy		£15,000
Overage		£0
	£298,250	£298,250

Finance

Finance Costs	£150,000	
	£150,000	£150,000

TOTAL

£315,601	10%	On Rev
£464,731	26%	On Cost
£315,601	18%	On Cost

TOTAL Excl Contingency