

Eversley Road Seabrook site - with 12 affordable units 12 Aug 15

REVENUE		File: Appraisal 08 15
Affordable	-E	1,369,170
3 Bed Houses	16 units at 335,000.00 ea.	5,360,000
4 Bed Houses	12 units at 380,000.00 ea.	4,560,000

REVENUE 11,289,170

(Revenue Totals labelled -E do not attract Fees)

COSTS

Site Value		2,426,000
Site Stamp Duty	at 4.00%	97,040
Site Legal Fees		15,000
		Site Costs 2,538,040

C I L		321,360
Leap Inc Commuted Sum		100,000
		Initial Payments 421,360

Affordable	8,520.00 sq-ft at 130.00 psf	1,107,600
Private 3 Bed	18,400.00 sq-ft at 130.00 psf	2,392,000
Private 4 Bed	16,200.00 sq-ft at 130.00 psf	2,106,000
Professional Fees	at 6.50%	364,364
		Build Costs 5,969,964

Direct Sale Marketing	at 3.00%	297,600
		Disposal Fees 297,600

INTEREST (See CASHFLOW) 180,846

6.00% pa on Debt charged Quarterly and compounded Quarterly

Site Costs	Month 1 (Aug 15)
C I L	Month 3 to 14 (Oct 15 - Sep 16)
Leap Inc Commuted Sum	Month 8 to 13 (Mar 16 - Aug 16)
Affordable (bld.)	Month 6 to 15 (Jan 16 - Oct 16)
Private 3 Bed (bld.)	Month 3 to 18 (Oct 15 - Jan 17)
Private 4 Bed (bld.)	Month 3 to 18 (Oct 15 - Jan 17)
Affordable (sale)	Month 6 to 15 (Jan 16 - Oct 16)
3 Bed Houses (sale)	Month 6 to 21 (Jan 16 - Apr 17)
4 Bed Houses (sale)	Month 6 to 21 (Jan 16 - Apr 17)

PROFIT	1,881,360	COSTS	9,407,810
PROFIT/SALE	16.67%	PROFIT/COST	20.00%
IRR	N/A		