

Eversley Road Seabrook site - with all private units 12 Aug 15

<b>REVENUE</b>		File: Appr Private Hses 08 15	
Affordable	6 units at 190,000.00 ea.		1,140,000
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
3 Bed Private Ter	6 units at 220,000.00 ea.		1,320,000
		<b>REVENUE</b>	<b>12,380,000</b>
<b>COSTS</b>			
Site Value		2,964,000	
Site Stamp Duty	at 4.00%	118,560	
Site Legal Fees		15,000	
		<b>Site Costs</b>	<b>3,097,560</b>
C I L		409,615	
Leap Inc Commuted Sum		100,000	
		<b>Initial Payments</b>	<b>509,615</b>
2 Bed Private Ter	4,134.00 sq-ft at 130.00 psf	537,420	
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	
3 Bed Private Ter	5,358.00 sq-ft at 130.00 psf	696,540	
Professional Fees	at 6.50%	372,577	
		<b>Build Costs</b>	<b>6,104,537</b>
Direct Sale Marketing	at 3.00%	371,400	
		<b>Disposal Fees</b>	<b>371,400</b>
<b>INTEREST</b>	<b>(See CASHFLOW)</b>		<b>233,767</b>
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)		
2 Bed Private Ter (bld.)	Month 3 to 18 (Oct 15 - Jan 17)		
Private 3 Bed (bld.)	Month 3 to 18 (Oct 15 - Jan 17)		
Private 4 Bed (bld.)	Month 3 to 18 (Oct 15 - Jan 17)		
3 Bed Private Ter (bld.)	Month 3 to 18 (Oct 15 - Jan 17)		
Affordable (sale)	Month 6 to 21 (Jan 16 - Apr 17)		
3 Bed Houses (sale)	Month 6 to 21 (Jan 16 - Apr 17)		
4 Bed Houses (sale)	Month 6 to 21 (Jan 16 - Apr 17)		
3 Bed Private Ter (sale)	Month 6 to 21 (Jan 16 - Apr 17)		
<b>PROFIT</b>	<b>2,063,120</b>	<b>COSTS</b>	<b>10,316,880</b>
<b>PROFIT/SALE</b>	<b>16.66%</b>	<b>PROFIT/COST</b>	<b>20.00%</b>
<b>IRR</b>	<b>N/A</b>		