

APPRAISAL SUMMARY**LICENSED COPY****Harrington Square Revised****Summary Appraisal for Phase 1**

Currency in £

REVENUE

Sales Valuation	Units	ft²	Rate ft²	Unit Price	Gross Sales
Private Sales	11	10,190	1,190.87	1,103,182	12,135,000

NET REALISATION**12,135,000****OUTLAY****ACQUISITION COSTS**

Residualised Price				1,854,661	
Stamp Duty		5.00%		92,733	
Agent Fee		1.00%		18,547	
Legal Fee		0.50%		9,273	
					1,975,214

CONSTRUCTION COSTS

Construction	Units	Unit Amount	Cost	
Construction	1 un	5,650,908	5,650,908	5,650,908
Section 106			50,325	
Borough CIL			507,272	
Mayoral CIL			127,554	
				685,151

PROFESSIONAL FEES

Professional Fees		10.00%	565,091	
				565,091

MARKETING & LETTING

Marketing		1.50%	182,025	
				182,025

DISPOSAL FEES

Sales Agent Fee		1.50%	182,025	
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Sales Legal Fee	0.50%	60,675	242,700
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Additional Costs

Profit on Private	17.50%	2,123,625	2,123,625
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FINANCE

Debit Rate 7.000% Credit Rate 0.000% (Nominal)			
Land		281,064	
Construction		369,206	
Letting Void		60,017	
Total Finance Cost			710,286

TOTAL COSTS**12,135,000****PROFIT****0****Performance Measures**

Profit on Cost%	0.00%
Profit on GDV%	0.00%
Profit on NDV%	0.00%

IRR	6.78%
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Profit Erosion (finance rate 7.000%)	N/A
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