

**APPRAISAL SUMMARY****LICENSED COPY**

Harrington Square Revised with 1 LAR Unit

Summary Appraisal for Phase 1

Currency in £

**REVENUE**

<b>Sales Valuation</b>	<b>Units</b>	<b>ft<sup>2</sup></b>	<b>Rate ft<sup>2</sup></b>	<b>Unit Price</b>	<b>Gross Sales</b>
Private Sales	10	9,146	1,222.94	1,118,500	11,185,000
LAR	<u>1</u>	<u>1,044</u>	239.46	250,000	<u>250,000</u>
<b>Totals</b>	<b>11</b>	<b>10,190</b>			<b>11,435,000</b>

**NET REALISATION****11,435,000****OUTLAY****ACQUISITION COSTS**

Fixed Price				726,000	
Stamp Duty		5.00%		36,300	
Agent Fee		1.00%		7,260	
Legal Fee		0.50%		3,630	
					773,190

**CONSTRUCTION COSTS**

<b>Construction</b>	<b>Units</b>	<b>Unit Amount</b>	<b>Cost</b>	
Construction	1 un	5,650,908	5,650,908	<b>5,650,908</b>
Section 106			174,136	
Borough CIL			471,630	
Mayoral CIL			118,595	
				764,361

**PROFESSIONAL FEES**

Professional Fees		10.00%	565,091	
				565,091

**DISPOSAL FEES**

Sales Marketing & Sales Legal Fee		3.00%	343,050	
				343,050

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Profit on Private	17.50%	1,957,375	1,957,375
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**MISCELLANEOUS FEES**

Profit on LAR	6.00%	15,000	15,000
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**FINANCE**

Debit Rate 7.000% Credit Rate 0.000% (Nominal)

Land		109,491	
Construction		361,337	
Letting Void		41,318	
Total Finance Cost			512,147

**TOTAL COSTS****10,581,121****PROFIT****853,879****Performance Measures**

Profit on Cost%	8.07%
Profit on GDV%	7.47%
Profit on NDV%	7.47%

IRR	17.28%
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Profit Erosion (finance rate 7.000%)	1 yr 1 mth
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