



New End Hostel, 29 New End, London, NW3

Bravo Investments

12/04/2012

25% Affordable Housing on Site

| Unit | Floor | Accommodation | | | Size | | Value | |
|------|-------|---------------|--------|-------|--------------|---------------|-------------|--------------------|
| | | Bed | Bath | Recep | Sq M | Sq Ft | £PSF | £CV |
| 1 | LG/G | 3 | 3 | 1 | 291 | 3,132 | £543 | £1,700,000 |
| 2 | LG/G | 3 | 3 | 1 | 261 | 2,810 | £534 | £1,500,000 |
| 3 | LG | | Studio | | 80 | 861 | £494 | £425,000 |
| 4 | LG | | Studio | | 75 | 807 | £489 | £395,000 |
| 5 | G | 3 | 3 | 1 | 176 | 1,894 | £713 | £1,350,000 |
| 6 | | 3 | 3 | 1 | 171 | 1,841 | £733 | £1,350,000 |
| 15 | 2 | 2 | 2 | 1 | 162 | 1,744 | £917 | £1,600,000 |
| 16 | | 2 | 2 | 1 | 162 | 1,744 | £917 | £1,600,000 |
| 19 | 3 | 2 | 2 | 1 | 153 | 1,647 | £941 | £1,550,000 |
| 20 | | 2 | 2 | 1 | 153 | 1,647 | £941 | £1,550,000 |
| 24 | 4 | 3 | 3 | 1 | 214 | 2,303 | £955 | £2,200,000 |
| 25 | | 2 | 2 | 1 | 154 | 1,658 | £1,055 | £1,750,000 |
| 26 | 5 | 4 | 4 | 1 | 295 | 3,175 | £1,181 | £3,750,000 |
| | | | | | 2,347 | 25,263 | £820 | £20,720,000 |

Pricing Exercise

Please note, this is a Pricing Exercise. It has been produced as an informal document for illustration and discussion purposes only. It does not constitute a valuation or appraisal and must not be construed or relied upon as such. The prices indicated, have been based upon certain General Assumptions (as listed), together with information provided at the time by third parties, e.g. architects plans/drawings, accommodation schedules, specification details etc. These details may be incomplete and subject to change and have not been verified by Knight Frank LLP.

General Assumptions

- i. A freehold or long leasehold interest of 999 years unexpired with share of freehold.
- ii. Reasonable Ground Rents and Service Charges, commensurate with the development and its location.
- iii. A high-quality internal specification and quality of finish in accordance with market expectations.
- iv. An appropriate marketing programme in accordance with current practice, relative to the development.

