Kentish Town Rd

Development Appraisal Affordable Housing Solutions 30 January 2019

Kentish Town Rd

Appraisal Summary for Phase 1

Currency in £

REVENUE Sales Valuation Residential units	Units 14	ft² 10,387	Sales Rate ft ² 890.54	Unit Price 660,714	Gross Sales 9,250,000	
Rental Area Summary				Initial	Net Rent	Initial
Kental Area Summary	Units	ft²	Rent Rate ft ²		at Sale	MRV
Ground rents	14			336	4,704	
Basement	1	1,658	24.61		40,800	
Ground floor	1	1,690		67,600	67,600	
Totals	16	3,348			113,104	113,104
Investment Valuation						
Ground rents						
Current Rent	4,704	YP @	5.0000%	20.0000	94,080	
Basement						
Market Rent	40,800	YP @	5.5000%	18.1818		
(6mths Unexpired Rent Free)		PV 6mths @	5.5000%	0.9736	722,223	
One word file an						
Ground floor	07 000			40 4040		
Market Rent	67,600	YP @	5.5000%	18.1818	4 400 004	
(6mths Unexpired Rent Free)		PV 6mths @	5.5000%	0.9736	1,196,624	
Total Investment Valuation					2,012,927	
GROSS DEVELOPMENT VALUE				11,262,927		
Purchaser's Costs Effective Purchaser's Costs Rate		5.61%	(112,987)	(112,987)		
NET DEVELOPMENT VALUE				11,149,940		
NET REALISATION				11,149,940		
OUTLAY						
ACQUISITION COSTS Residualised Price			694,786			
Residualised Price				694,786		
Residualised Price Stamp Duty		0.070/	694,786 25,491	694,786		
Residualised Price Stamp Duty Effective Stamp Duty Rate		3.67%	25,491	694,786		
Residualised Price Stamp Duty Effective Stamp Duty Rate Agent Fee		1.00%	25,491 6,948	694,786		
Residualised Price Stamp Duty Effective Stamp Duty Rate			25,491			
Residualised Price Stamp Duty Effective Stamp Duty Rate Agent Fee		1.00%	25,491 6,948	694,786 37,997		
Residualised Price Stamp Duty Effective Stamp Duty Rate Agent Fee Legal Fee		1.00%	25,491 6,948			
Residualised Price Stamp Duty Effective Stamp Duty Rate Agent Fee Legal Fee CONSTRUCTION COSTS	Units	1.00% 0.80%	25,491 6,948 5,558			
Residualised Price Stamp Duty Effective Stamp Duty Rate Agent Fee Legal Fee	Units	1.00%	25,491 6,948			
Residualised Price Stamp Duty Effective Stamp Duty Rate Agent Fee Legal Fee CONSTRUCTION COSTS Construction	Units	1.00% 0.80%	25,491 6,948 5,558			
Residualised Price Stamp Duty Effective Stamp Duty Rate Agent Fee Legal Fee CONSTRUCTION COSTS Construction Residential units - Construction Breakdown	Units	1.00% 0.80% Unit Amount	25,491 6,948 5,558 Cost 5,390,000			
Residualised Price Stamp Duty Effective Stamp Duty Rate Agent Fee Legal Fee CONSTRUCTION COSTS Construction Residential units - Construction Breakdown Contingency	Units	1.00% 0.80%	25,491 6,948 5,558 Cost 5,390,000 269,500			
Residualised Price Stamp Duty Effective Stamp Duty Rate Agent Fee Legal Fee CONSTRUCTION COSTS Construction Residential units - Construction Breakdown Contingency CIL	Units	1.00% 0.80% Unit Amount	25,491 6,948 5,558 Cost 5,390,000 269,500 750,000			
Residualised Price Stamp Duty Effective Stamp Duty Rate Agent Fee Legal Fee CONSTRUCTION COSTS Construction Residential units - Construction Breakdown Contingency	Units	1.00% 0.80% Unit Amount	25,491 6,948 5,558 Cost 5,390,000 269,500	37,997		
Residualised Price Stamp Duty Effective Stamp Duty Rate Agent Fee Legal Fee CONSTRUCTION COSTS Construction Residential units - Construction Breakdown Contingency CIL	Units	1.00% 0.80% Unit Amount	25,491 6,948 5,558 Cost 5,390,000 269,500 750,000			
Residualised Price Stamp Duty Effective Stamp Duty Rate Agent Fee Legal Fee CONSTRUCTION COSTS Construction Residential units - Construction Breakdown Contingency CIL Zero carbon tax	Units	1.00% 0.80% Unit Amount	25,491 6,948 5,558 Cost 5,390,000 269,500 750,000	37,997		
Residualised Price Stamp Duty Effective Stamp Duty Rate Agent Fee Legal Fee CONSTRUCTION COSTS Construction Residential units - Construction Breakdown Contingency CIL Zero carbon tax PROFESSIONAL FEES	Units	1.00% 0.80% Unit Amount 5.00%	25,491 6,948 5,558 Cost 5,390,000 269,500 750,000 32,200	37,997		
Residualised Price Stamp Duty Effective Stamp Duty Rate Agent Fee Legal Fee CONSTRUCTION COSTS Construction Residential units - Construction Breakdown Contingency CIL Zero carbon tax PROFESSIONAL FEES Professional Fees	Units	1.00% 0.80% Unit Amount	25,491 6,948 5,558 Cost 5,390,000 269,500 750,000 32,200 646,800	37,997		
Residualised Price Stamp Duty Effective Stamp Duty Rate Agent Fee Legal Fee CONSTRUCTION COSTS Construction Residential units - Construction Breakdown Contingency CIL Zero carbon tax PROFESSIONAL FEES	Units	1.00% 0.80% Unit Amount 5.00%	25,491 6,948 5,558 Cost 5,390,000 269,500 750,000 32,200	37,997 6,441,700		
Residualised Price Stamp Duty Effective Stamp Duty Rate Agent Fee Legal Fee CONSTRUCTION COSTS Construction Residential units - Construction Breakdown Contingency CIL Zero carbon tax PROFESSIONAL FEES Professional Fees	Units	1.00% 0.80% Unit Amount 5.00%	25,491 6,948 5,558 Cost 5,390,000 269,500 750,000 32,200 646,800	37,997		
Residualised Price Stamp Duty Effective Stamp Duty Rate Agent Fee Legal Fee CONSTRUCTION COSTS Construction Residential units - Construction Breakdown Contingency CIL Zero carbon tax PROFESSIONAL FEES Professional Fees Restrictive covenant MARKETING & LETTING	Units	1.00% 0.80% Unit Amount 5.00% 12.00%	25,491 6,948 5,558 Cost 5,390,000 269,500 750,000 32,200 646,800 465,000	37,997 6,441,700		
Residualised Price Stamp Duty Effective Stamp Duty Rate Agent Fee Legal Fee CONSTRUCTION COSTS Construction Residential units - Construction Breakdown Contingency CIL Zero carbon tax PROFESSIONAL FEES Professional Fees Restrictive covenant	Units	1.00% 0.80% Unit Amount 5.00%	25,491 6,948 5,558 Cost 5,390,000 269,500 750,000 32,200 646,800	37,997 6,441,700		
Residualised Price Stamp Duty Effective Stamp Duty Rate Agent Fee Legal Fee CONSTRUCTION COSTS Construction Residential units - Construction Breakdown Contingency CIL Zero carbon tax PROFESSIONAL FEES Professional Fees Restrictive covenant MARKETING & LETTING Letting Agent Fee	Units	1.00% 0.80% Unit Amount 5.00% 12.00% 10.00%	25,491 6,948 5,558 Cost 5,390,000 269,500 750,000 32,200 646,800 465,000	37,997 6,441,700		
Residualised Price Stamp Duty Effective Stamp Duty Rate Agent Fee Legal Fee CONSTRUCTION COSTS Construction Costs Construction Breakdown Contingency CIL Zero carbon tax PROFESSIONAL FEES Professional Fees Restrictive covenant MARKETING & LETTING Letting Agent Fee Letting Legal Fee DISPOSAL FEES	Units	1.00% 0.80% Unit Amount 5.00% 12.00% 10.00%	25,491 6,948 5,558 Cost 5,390,000 269,500 750,000 32,200 646,800 465,000	37,997 6,441,700 1,111,800		
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Residualised Price Stamp Duty Effective Stamp Duty Rate Agent Fee Legal Fee CONSTRUCTION COSTS Construction Costs Construction Breakdown Contingency CIL Zero carbon tax PROFESSIONAL FEES Professional Fees Restrictive covenant MARKETING & LETTING Letting Agent Fee Letting Legal Fee DISPOSAL FEES Residential Sales and Marketing Fee	Units	1.00% 0.80% Unit Amount 5.00% 12.00% 10.00% 5.00% 2.50%	25,491 6,948 5,558 Cost 5,390,000 269,500 750,000 32,200 646,800 465,000 10,840 5,420 233,602	37,997 6,441,700 1,111,800		
Residualised Price Stamp Duty Effective Stamp Duty Rate Agent Fee Legal Fee CONSTRUCTION COSTS Construction Residential units - Construction Breakdown Contingency CIL Zero carbon tax PROFESSIONAL FEES Professional Fees Restrictive covenant MARKETING & LETTING Letting Agent Fee Letting Legal Fee DISPOSAL FEES Residential Sales and Marketing Fee Commercial sales Fee	Units	1.00% 0.80% Unit Amount 5.00% 12.00% 10.00% 5.00% 2.50% 1.50%	25,491 6,948 5,558 Cost 5,390,000 269,500 750,000 32,200 646,800 465,000 10,840 5,420 233,602 28,783	37,997 6,441,700 1,111,800		

APPRAISAL SUMMARY

Kentish Town Rd

FINANCE Debit Rate 6.750%, Credit Rate 0.000% Land Construction Other Total Finance Cost	% (Nominal)	77,446 320,306 114,883	512,634
TOTAL COSTS			9,133,877
PROFIT			0.040.004
			2,016,064
Performance Measures			
Profit on Cost%	22.07%		
Profit on GDV%	17.90%		
Profit on NDV% Development Yield% (on Rent)	18.08% 1.24%		
Equivalent Yield% (Nominal)	5.48%		
Equivalent Yield% (True)	5.67%		
IRR	29.30%		
Rent Cover	17 yrs 10 mths		
Profit Erosion (finance rate 6.750)	2 yrs 12 mths		