

APPRAISAL SUMMARY**AFFORDABLE HOUSING SOLUTIONS****Kentish Town Rd****Appraisal Summary for Phase 1**

Currency in £

REVENUE

Sales Valuation	Units	ft ²	Sales Rate ft ²	Unit Price	Gross Sales
Residential units	14	10,667	884.03	673,571	9,430,000

Rental Area Summary

	Units	ft ²	Rent Rate ft ²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Ground rents	14			336	4,704	4,704
Basement	1	1,076	24.61	26,478	26,478	26,478
Ground floor	<u>1</u>	<u>1,453</u>	40.00	58,120	<u>58,120</u>	<u>58,120</u>
Totals	16	2,529			89,302	89,302

Investment Valuation**Ground rents**

Manual Value 94,080

BasementMarket Rent 26,478 YP @ 5.2500% 19.0476
(6mths Unexpired Rent Free) PV 6mths @ 5.2500% 0.9747 491,606**Ground floor**Market Rent 58,120 YP @ 5.2500% 19.0476
(6mths Unexpired Rent Free) PV 6mths @ 5.2500% 0.9747 1,079,084**Total Investment Valuation****1,664,770****GROSS DEVELOPMENT VALUE****11,094,770**

Purchaser's Costs

92,793

Effective Purchaser's Costs Rate

5.57%

92,793

NET DEVELOPMENT VALUE**11,001,977****NET REALISATION****11,001,977****OUTLAY****ACQUISITION COSTS**

Residualised Price

271,022

271,022

Stamp Duty

3,200

Effective Stamp Duty Rate

1.18%

Agent Fee

1.00% 2,710

Legal Fee

0.80% 2,168

8,078

CONSTRUCTION COSTS**Construction****Units Unit Amount****Cost**

Residential units

- Construction Breakdown

5,625,000

Contingency

5.00%

281,250

CIL

750,000

Zero carbon tax

32,200

Footpath widening profit loss

45,000

6,733,450

PROFESSIONAL FEES

Professional Fees

10.00%

562,500

Restrictive covenant

465,000

APPRAISAL SUMMARY**AFFORDABLE HOUSING SOLUTIONS****Kentish Town Rd**

Additional Fees		165,000	
			1,192,500
MARKETING & LETTING			
Letting Agent Fee	10.00%	8,460	
Letting Legal Fee	5.00%	4,230	
			12,690
DISPOSAL FEES			
Residential Sales and Marketing Fee	2.50%	238,102	
Commercial sales Fee	1.50%	23,560	
Sales Legal Fee	0.50%	55,474	
			317,136
FINANCE			
Debit Rate 6.750%, Credit Rate 0.000% (Nominal)			
Land		29,497	
Construction		332,720	
Other		107,824	
Total Finance Cost			470,042
TOTAL COSTS			9,004,918
PROFIT			1,997,059

Performance Measures

Profit on Cost%	22.18%
Profit on GDV%	18.00%
Profit on NDV%	18.15%
Development Yield% (on Rent)	0.99%
Equivalent Yield% (Nominal)	5.24%
Equivalent Yield% (True)	5.41%
IRR	31.08%
Rent Cover	22 yrs 4 mths
Profit Erosion (finance rate 6.750)	2 yrs 12 mths