

The Hoo Proposed Scheme

Development Appraisal
Prepared by BPS
BPS Surveyors
24 December 2020

**The Hoo
Proposed Scheme**
Appraisal Summary for Phase 1
Currency in £
REVENUE

Sales Valuation	Units	ft²	Sales Rate ft²	Unit Price	Gross Sales
Main House & Link	1	7,298	1,301.73	9,500,000	9,500,000
The Lodge	1	2,185	1,373.00	3,000,000	3,000,000
The Annexe	<u>1</u>	<u>2,939</u>	1,429.06	4,200,000	<u>4,200,000</u>
Totals	3	12,422			16,700,000

NET REALISATION **16,700,000**
OUTLAY
ACQUISITION COSTS

Fixed Price	2,544,000		
Fixed Price		2,544,000	
			2,544,000
Stamp Duty	5.00%	127,200	
Agent Fee	1.00%	25,440	
Legal Fee	0.25%	6,360	
			159,000

CONSTRUCTION COSTS

Construction	Units	Unit Amount	Cost
Construction	1 un	8,722,241	8,722,241
CIL/ MCIL/ S.106			669,320
			9,391,561

PROFESSIONAL FEES

Professionals	10.00%	872,224	
			872,224

MARKETING & LETTING

Marketing	0.50%	83,500	
			83,500

DISPOSAL FEES

Sales Agent Fee	1.50%	250,500	
Sales Legal Fee		5,000	
			255,500

Additional Costs

Dev. Management Fee	17.00%	2,839,000	
			2,839,000

FINANCE

Timescale	Duration	Commences
Purchase	1	Mar 2020
Pre-Construction	2	Apr 2020
Construction	8	Jun 2020
Sale	6	Feb 2021
Total Duration	17	

Debit Rate 7.000%, Credit Rate 0.500% (Nominal)

Land	161,110	
Construction	213,789	
Other	150,836	
Total Finance Cost		525,736

TOTAL COSTS **16,670,521**
PROFIT
29,479
Performance Measures

Profit on Cost%	0.18%
Profit on GDV%	0.18%
Profit on NDV%	0.18%
IRR% (without Interest)	6.51%

The Hoo**Proposed Scheme**

Profit Erosion (finance rate 7.000)

0 mths