

# The Hoo Proposed Scheme

Development Appraisal  
Prepared by BPS  
BPS Surveyors  
16 April 2021

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

<b>Sales Valuation</b>	<b>Units</b>	<b>ft²</b>	<b>Sales Rate ft²</b>	<b>Unit Price</b>	<b>Gross Sales</b>
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	1	2,939	1,429.06	4,200,000	4,200,000
<b>Totals</b>	<b>3</b>	<b>12,422</b>			<b>16,700,000</b>

**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**

<b>Construction</b>	<b>Units</b>	<b>Unit Amount</b>	<b>Cost</b>
Construction	1 un	8,722,241	8,722,241
MCIL			91,440
BCIL			736,092
Highways			18,878
CMP			3,920
Cost Impact Bond			7,500
			9,580,071

**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**

<b>Timescale</b>	<b>Duration</b>	<b>Commences</b>
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	221,590	
Other	155,360	
Total Finance Cost		538,060

**TOTAL COSTS** **16,871,355**
**PROFIT**
**(171,355)**
**Performance Measures**

Profit on Cost%	-1.02%
Profit on GDV%	-1.03%

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Profit on NDV%	-1.03%
IRR% (without Interest)	4.21%
Profit Erosion (finance rate 7.000)	N/A