

PANTHER HOUSE
BPS Surveyors

Development Appraisal
BPS Surveyors
27 March 2017

PANTHER HOUSE
BPS Surveyors

Summary Appraisal for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	Unit Price	Gross Sales
Private Resi	1	16,055,000	16,055,000
Affordable Resi	<u>1</u>	<u>700,000</u>	<u>700,000</u>
Totals	2		16,755,000

Rental Area Summary

	Units	ft ²	Rate ft ²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Office	1	62,897	55.23	3,473,801	3,473,801	3,473,801
retail	1	6,039	38.63	233,287	233,287	233,287
Ground rent	<u>12</u>			421	<u>5,052</u>	<u>5,052</u>
Totals	14	68,936			3,712,140	3,712,140

Investment Valuation

Office					
Market Rent	3,473,801	YP @	5.0000%	20.0000	
(1yr Rent Free)		PV 1yr @	5.0000%	0.9524	66,167,644
retail					
Market Rent	233,287	YP @	4.7500%	21.0526	
(1yr Rent Free)		PV 1yr @	4.7500%	0.9547	4,688,588
Ground rent					
Current Rent	5,052	YP @	5.5000%	18.1818	91,855
					70,948,087

GROSS DEVELOPMENT VALUE

87,703,087

Purchaser's Costs

(4,114,989)

(4,114,989)

NET DEVELOPMENT VALUE

83,588,098

NET REALISATION

83,588,098

OUTLAY

ACQUISITION COSTS

Residualised Price			16,203,110		16,203,110
Stamp Duty		3.00%	486,093		
Agent Fee		1.00%	162,031		
Legal Fee		1.80%	291,656		
					939,780

CONSTRUCTION COSTS

Construction	Units	Unit Amount	Cost	
Office	1 un	35,619,976	35,619,976	35,619,976
Contingency		5.00%	1,780,999	
Mayoral CIL			266,368	
Local CIL			276,780	
s106			370,000	
ROL & Carbon Emission			2,605,570	
				5,299,717

PROFESSIONAL FEES

Professional Fees		12.00%	4,274,397		4,274,397
-------------------	--	--------	-----------	--	-----------

MARKETING & LETTING

Marketing			481,735		481,735
-----------	--	--	---------	--	---------

FINANCE

Debit Rate 6.750%, Credit Rate 0.000% (Nominal)					
Land			2,347,277		
Construction			3,117,916		
Total Finance Cost					5,465,193

TOTAL COSTS

68,283,909

PANTHER HOUSE
BPS Surveyors**PROFIT****15,304,189****Performance Measures**

Profit on Cost%	22.41%
Profit on GDV%	17.45%
Profit on NDV%	18.31%
Development Yield% (on Rent)	5.44%
Equivalent Yield% (Nominal)	4.98%
Equivalent Yield% (True)	5.14%
IRR	23.45%
Rent Cover	4 yrs 1 mth
Profit Erosion (finance rate 6.750%)	3 yrs