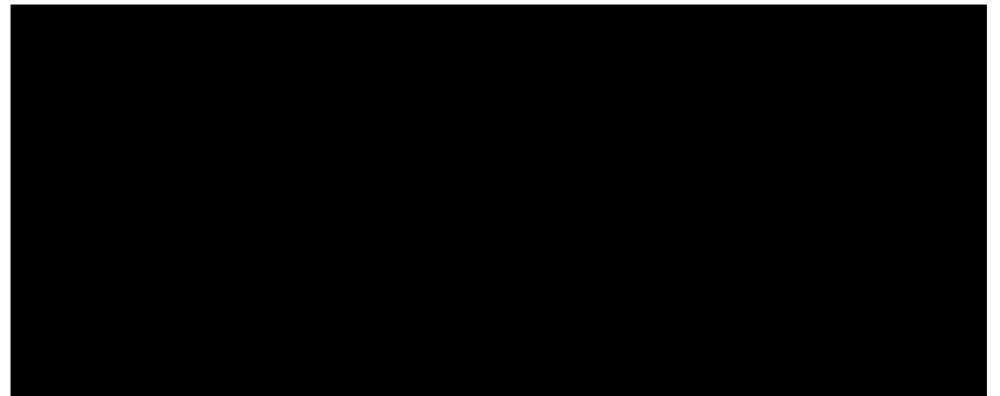


Millbeck House, Oakdale Rd, Arnold  
2020/0009  
Scenario 1  
DN-0346



**APPRAISAL SUMMARY****CP VIABILITY LTD**

Millbeck House, Oakdale Rd, Arnold

2020/0009

Scenario 1

## Appraisal Summary for Phase 1

Currency in £

**REVENUE**

Sales Valuation	Units	m <sup>2</sup>	Sales Rate m <sup>2</sup>	Unit Price	Gross Sales
Flats	23	1,062.00	2,453.86	113,304	2,606,000

**NET REALISATION****2,606,000****OUTLAY****ACQUISITION COSTS**

Residualised Price (0.18 Ha @ 2,240,715.97 /Hect)			403,329		
				403,329	
Stamp Duty			9,666		
Effective Stamp Duty Rate		2.40%			
Legal Fee		1.00%	4,033		
				13,700	

**CONSTRUCTION COSTS**

Construction	m <sup>2</sup>	Build Rate m <sup>2</sup>	Cost	
Flats	1,180.00	1,033.00	1,218,940	
Contingency		3.00%	39,610	
Bus stop improvements			3,000	
Externals			101,400	
				1,362,950

**PROFESSIONAL FEES**

Professional fees		10.00%	132,034		
				132,034	

**DISPOSAL FEES**

**APPRAISAL SUMMARY****CP VIABILITY LTD****Millbeck House, Oakdale Rd, Arnold****2020/0009****Scenario 1**

Marketing		3.00%	78,180	
Sales Legal Fee	23.00 un	800.00 /un	18,400	
				96,580

**Additional Costs**

Arrangement Fee & Valuation			37,000	
				37,000

**FINANCE**

Debit Rate 6.500%, Credit Rate 3.000% (Nominal)				
Land			25,404	
Construction			35,787	
Other			43,166	
Total Finance Cost				104,357

**TOTAL COSTS****2,149,950****PROFIT****456,050****Performance Measures**

Profit on Cost%	21.21%
Profit on GDV%	17.50%
Profit on NDV%	17.50%
IRR% (without Interest)	27.08%
Profit Erosion (finance rate 6.500)	2 yrs 12 mths