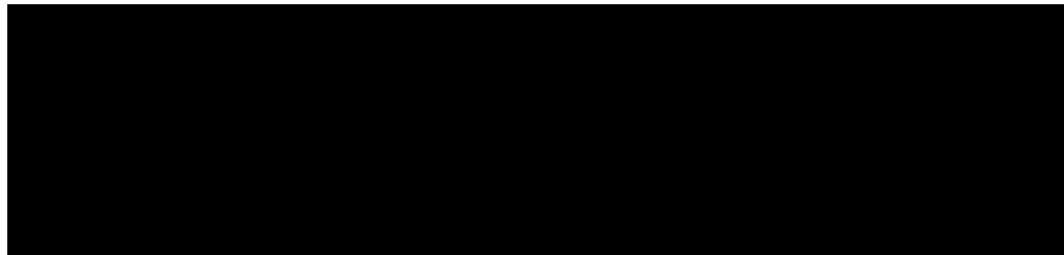


Millbeck House, Oakdale Rd, Arnold

2020/0009

Scenario 2 Revenue increase by 5% & 15% profit

DN-0346



01 June 2020

APPRAISAL SUMMARY**CP VIABILITY LTD**

Millbeck House, Oakdale Rd, Arnold

2020/0009

Scenario 2 Revenue increase by 5% & 15% profit

Appraisal Summary for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	m ²	Sales Rate m ²	Unit Price	Gross Sales
Flats	23	1,062.00	2,576.55	118,970	2,736,300

NET REALISATION**2,736,300****OUTLAY****ACQUISITION COSTS**

Residualised Price (0.18 Ha @ 3,055,591.17 /Hect)			550,006		
				550,006	
Stamp Duty			17,000		
Effective Stamp Duty Rate		3.09%			
Legal Fee		1.00%	5,500		
				22,500	

CONSTRUCTION COSTS

Construction	m ²	Build Rate m ²	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 2 Revenue increase by 5% & 15% profit

Marketing		3.00%	82,089	
Sales Legal Fee	23.00 un	800.00 /un	18,400	
				100,489

Additional Costs

Arrangement Fee & Valuation			37,000	
				37,000

FINANCE

Debit Rate 6.500%, Credit Rate 3.000% (Nominal)				
Land			34,875	
Construction			35,787	
Other			50,213	
Total Finance Cost				120,875

TOTAL COSTS**2,325,855****PROFIT****410,445****Performance Measures**

Profit on Cost%	17.65%
Profit on GDV%	15.00%
Profit on NDV%	15.00%
IRR% (without Interest)	22.98%
Profit Erosion (finance rate 6.500)	2 yrs 6 mths