

Land south of Roman Road, Moulton Chapel
2 affordable

Development Appraisal
Eddisons
20 January 2021

APPRAISAL SUMMARY**EDDISONS**

Land south of Roman Road, Moulton Chapel
2 affordable

Appraisal Summary for Merged Phases 1 2

Currency in £

REVENUE

Sales Valuation	Units	ft ²	Sales Rate ft ²	Unit Price	Gross Sales
Market sales	56	71,818	205.06	262,982	14,727,000
Affordable	<u>2</u>	<u>1,652</u>	128.03	105,750	<u>211,500</u>
Totals	58	73,470			14,938,500

NET REALISATION**14,938,500****OUTLAY****ACQUISITION COSTS**

Residualised Price			747,307		
				747,307	
Stamp Duty			26,687		
Effective Stamp Duty Rate		3.57%			
Legal Fee		1.00%	7,473		
				34,160	

CONSTRUCTION COSTS

Construction	ft ²	Build Rate ft ²	Cost		
Market sales	71,818	105.50	7,576,799		
Affordable	<u>1,652</u>	105.50	<u>174,286</u>		
Totals	73,470 ft²		7,751,085		
Contingency S106		2.03%	207,306		
			25,752		7,984,143
Other Construction					
Infrastructure and externals			1,375,358		
Abnormals			539,698		
Garages			546,000		
					2,461,056

PROFESSIONAL FEES

Fees		6.00%	625,167		
				625,167	

DISPOSAL FEES

Agent and marketing		2.50%	368,175		
Sales Legal Fee	58 un	750.00 /un	43,500		
					411,675

Additional Costs

Arrangement Fee			10,000		
				10,000	

FINANCE

Debit Rate 6.000%, Credit Rate 0.000% (Nominal)					
Total Finance Cost					74,709

APPRAISAL SUMMARY**EDDISONS****Land south of Roman Road, Moulton Chapel
2 affordable****TOTAL COSTS** 12,348,218**PROFIT** 2,590,282**Performance Measures**

Profit on Cost% 20.98%

Profit on GDV% 17.34%

Profit on NDV% 17.34%

IRR% (without Interest) 69.02%

Profit Erosion (finance rate 6.000) 3 yrs 2 mths

TIMESCALE AND PHASING CHART

EDDISONS

Land south of Roman Road, Moulton Chapel
2 affordable

Project Timescale	
Project Start Date	Jan 2021
Project End Date	Mar 2024
Project Duration (Inc Exit Period)	39 months

All Phases

	Start Date	Duration	End Date	Jan 21
Project	Jan 2021	39	Mar 2024	
Purchase	Jan 2021	0 Month(s)		
Pre-Construction	Jan 2021	3 Month(s)	Mar 2021	
Construction	Apr 2021	33	Dec 2023	
Post Development	Apr 2022	0 Month(s)		
Letting	Apr 2022	0 Month(s)		
Income Flow	Apr 2022	0 Month(s)		
Sale	Oct 2021	30	Mar 2024	
Cash Activity	Jan 2021	39	Mar 2024	
				1

1. Market

	Start Date	Duration	End Date	Jan 21
Project	Jan 2021	39	Mar 2024	
Purchase	Jan 2021	0 Month(s)		
Pre-Construction	Jan 2021	3 Month(s)	Mar 2021	
Construction	Apr 2021	33	Dec 2023	
Post Development	Jan 2024	0 Month(s)		
Letting	Jan 2024	0 Month(s)		
Income Flow	Jan 2024	0 Month(s)		
Sale	Oct 2021	30	Mar 2024	
Cash Activity	Jan 2021	39	Mar 2024	
				1

TIMESCALE AND PHASING CHART

EDDISONS

Land south of Roman Road, Moulton Chapel
2 affordable

2. Affordable

	Start Date	Duration	End Date	Jan 21
Project	Jan 2021	39	Mar 2024	
Purchase	Jan 2021	0 Month(s)		
Pre-Construction	Jan 2021	3 Month(s)	Mar 2021	
Construction	Apr 2021	12	Mar 2022	
Post Development	Apr 2022	0 Month(s)		
Letting	Apr 2022	0 Month(s)		
Income Flow	Apr 2022	0 Month(s)		
Sale	Apr 2022	1 Month(s)	Apr 2022	
Cash Activity	Jan 2021	16	Apr 2022	
				1

Land south of Roman Road, Moulton Chapel
2 affordable

**Sensitivity Analysis results are not available.
Click the Analysis Results tab, then print the report.**

