

Node Court
DRAFT Appraisal
15 Units

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Appraisal Summary for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	ft²	Sales Rate ft²	Unit Price	Gross Sales
Private resi	15	18,234	553.91	673,333	10,100,000

NET REALISATION **10,100,000**

OUTLAY

ACQUISITION COSTS

Fixed Price	100,000			
Fixed Price		100,000		
			100,000	
Stamp Duty	5.00%	5,000		
Agent Fee	1.00%	1,000		
Legal Fee	0.80%	800		
			6,800	

CONSTRUCTION COSTS

Construction	Units	Unit Amount	Cost	
Private resi	15 un	409,053	6,135,794	
Contingency		7.50%	460,185	
S106 Costs			300,845	
			6,896,824	
Other Construction Costs				
NHBC Warranty	15 un	2,000.00 /un	30,000	
			30,000	

PROFESSIONAL FEES

Professional fees	10.00%	616,579		
			616,579	

MARKETING & LETTING

Marketing	1.50%	151,500		
			151,500	

DISPOSAL FEES

Sales Agent Fee	1.50%	151,500		
Sales Legal Fee	15 un	1,000.00 /un	15,000	
			166,500	

TOTAL COSTS BEFORE FINANCE **7,968,203**

FINANCE

Debit Rate 9.000%, Credit Rate 0.000% (Nominal)				
Land			19,872	
Construction			504,525	
Other			67,900	
Total Finance Cost			592,297	

TOTAL COSTS **8,560,500**

PROFIT

1,539,500

Performance Measures

Profit on Cost%	17.98%
Profit on GDV%	15.24%
Profit on NDV%	15.24%
IRR% (without Interest)	28.55%
Profit Erosion (finance rate 9.000)	1 yr 10 mths