

Node Court
DRAFT Appraisal
No New Build Without S106

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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	9	14,238	509.20	805,556	7,250,000

NET REALISATION

7,250,000

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	9 un	570,804	5,137,236	
Contingency		7.50%	385,293	
			5,522,529	
Other Construction Costs				
NHBC Warranty	9 un	2,000.00 /un	18,000	
			18,000	

PROFESSIONAL FEES

Professional fees	10.00%	515,524		
			515,524	

MARKETING & LETTING

Marketing	1.50%	108,750		
			108,750	

DISPOSAL FEES

Sales Agent Fee		1.50%	108,750	
Sales Legal Fee	9 un	1,000.00 /un	9,000	
			117,750	

TOTAL COSTS BEFORE FINANCE

6,389,352

FINANCE

Debit Rate 9.000%, Credit Rate 0.000% (Nominal)				
Land			14,358	
Construction			251,472	
Other			37,843	
Total Finance Cost			303,673	

TOTAL COSTS

6,693,025

PROFIT

556,975

Performance Measures

Profit on Cost%	8.32%
Profit on GDV%	7.68%
Profit on NDV%	7.68%
IRR% (without Interest)	22.47%
Profit Erosion (finance rate 9.000)	11 mths