

Development Appraisal Heath Barn

Total GDV(Sales) -Total Costs=Profit

Total Costs=Cost of Land + Cost of everything else.

GDV-cost of land-Cost of everything else=Profit

GDV-Cost of everything else-profit=Cost of Land

Realtor Estimated Value of Units

Total GDV=	£2,600,000	Unit 05	1 no. 2 bed	£375,000
Total Costs=	£4,164,578	Unit 04	1 no. 3 bed	£525,000
	-£1,564,578	Unit 03	1 no. 3 bed	£525,000
Land value according to council		Unit 02	1 no. 4 bed	£575,000
Profit	-60.18%	Unit 01	1 no. 4 bed	£600,000

Costs

Purchase	% purchase	Cost(£)
Purchase Price		1,000,000.00
Stamp Duty	3.30%	33,000.00
Legal Fees-purchase		
Other Purchase Costs		
Seller Legal Fees		
Acquisition fee	2%	20,000.00
Total Purchase Price		1,053,000.00

Planning Costs	%Construction	Cost(£)
Architectural Fee	35% of total	8%
		£57,120
Development Management Fee		£0
Fire Consultant		£1,000
Pre-construction CDM Fee		£500
Pre-planning QS work		£3,000
Pre-planning engineers work		£500
Air quality assessment		£0
Arboricultural		£0
Archeology		£0
Land contamination (desk)		£0
Noise and vibration		£0
Planning consultant		£0
Community engagement		£0
Planning pre-app		£1,500
Planning Submission		£4,500
Rights to light		£0
Sustainability report		£0
Topographical survey		£500
Miscellaneous		£2,500
Total Planning costs		£71,120.00

Pre-Tender Costs

Pre-Tender Costs	Cost(£)
Soil investigation	£2,500

Contamination investigation	inc abv	
Pre-Contract Service Agreement		£0
QS work (PCSA)		£1,500
Pre-tender planning work		£1,500
Pre-tender engineer's work		£1,500
Archaeological investigation		£0
Ecology		£0
Drainage survey		£1,000
Total pre-tender costs		£8,000

Post Planning Costs	% Construction	Cost psm2	Cost (£)
Architect	65% of total	8%	£106,080
Structural Engineer			£15,000
QS& contract admin			£5,000
M&E			£7,500
Development management			£0
Sustainability			£0
Building control fees			£3,000
Building warranty	.5% of sales		£13,000
Constuction CDM			£5,000
Section 106			£0
Total Post Planning Costs			£154,580

Fees after planning	% Construction	Cost psm2	Cost (£)
Community Infrastructure Levy (CIL)			£90,000.00
Mayor Community infrastructure Levy CIL			£0.00
Affordable offset/viability			£0.00
Legal fees/other costs for S106			£5,000.00
Acoustics			£2,500.00
Scaffold license			£5,000.00
Partywalls			£2,500.00
Newwork Rail/TFL license			£0.00
Landscape Architect			£0.00
Insurance			£2,000.00
Surveys			£5,000.00
Total Fees after planning			£112,000.00

Construction Costs	% Construction	Cost psm2	Cost (£)
Construction costs			£2,040,000.00
Demolition & landscaping			£5,000.00
Abnormals			£0.00
Contingencies		10	£200,000.00
Total Construction costs			£2,245,000.00

Sales and Marketing	% sales	Cost (£)
Marketing (collateral & other)	0.25%	£5,100.00
Agents fees	1.25%	£25,500.00
Conveyancing costs on sales	0.50%	£10,200.00
Total Marketing Costs		£40,800.00

Other Costs		
SPV set-up fee (JV legals)		£500.00
SPV management costs	0%	£0.00
Total SPV costs		£500.00

Total Payments exc. Finance

£3,685,000.00

Finance Costs	% of cost	Cost(£)
Total Debt	80	£2,948,000.00
Total Equity	20	£737,000.00

Finance Cost con't	%loan	
Arrangement Fee	1.50%	£44,220.00
Exit Fee	1.00%	£29,480.00
Broker Fee	1.00%	£29,480.00
Legals	0.50%	£14,740.00
PM Fee	0.50%	£14,740.00
Valuation	0.10%	£2,948.00
Total Finance costs		£135,608.00

Interest rate	7% £4390/MONTH	
Planning (months)	8	
Tender (months)	4	£62,540.00
Construction (months)	18	£281,430.00
		£343,970.00

SUB-TOTAL FINANCING

£479,578.00

GRAND TOTAL COST

£4,164,578.00