

Matching Green Appraisal - B1 Scheme

COMMERCIAL SALES	Total Area	Rate/Sqft	Total(£)
18 x Industrial Units	18697	£111.38	£2,082,500
		GDV	£2,082,500
Construction Costs	Build Area(ft2)	Cost per ft2(£)	Total(£)
Commercial	18697	50	£934,853
Private Water System			£50,000
Electric Substation			£65,000
Demolition			£50,000
Contingency	7.5%		£82,489
		Sub Total	£1,182,342
Professional Fees	9.00%	Of Build Cost	£101,911
Purchase Costs & Finance	%		Total(£)
Stamp Duty	3.00%	Of Land Purchase Price	£18,000
Legal Fees	0.50%	Of Purchase Price	£3,000
Construction Finance	7.00%	12 Month Construction	£40,454
Land Finance	7.00%	12 Month Construction	£26,082
Void Finance	7.00%	Sell Out over 12 Months from Completion	£53,495
Land Cost			£600,000
		TOTAL	£741,031
Agents Fees(sales)	2.00%	Of Sales	£41,650
Marketing	1.00%	Of Sales	£20,825
Legal Fees - Commercial	1.00%	Of Sales	£20,825
		TOTAL	£83,300
Summary		Total Costs	£2,108,584
		Total Resales	£2,082,500
Profit			-£26,084
Return on costs			-1.24%

90% Debt
60% Debt
60%/90% Debt

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Commercial

Type	Use	Sq m	Sq Ft	Price	£psf
1	B1	115	1238	£130,000	£105
1	B1	115	1238	£130,000	£105
1	B1	115	1238	£130,000	£105
1	B1	115	1238	£130,000	£105
1	B1	115	1238	£130,000	£105
1	B1	115	1238	£130,000	£105
2	B1	75	807	£92,500	£115
2	B1	75	807	£92,500	£115
2	B1	75	807	£92,500	£115
2	B1	75	807	£92,500	£115
2	B1	75	807	£92,500	£115
3	B1	100	1076	£120,000	£111
3	B1	100	1076	£120,000	£111
3	B1	100	1076	£120,000	£111
4	B1	93	1001	£120,000	£120
4	B1	93	1001	£120,000	£120
4	B1	93	1001	£120,000	£120
4	B1	93	1001	£120,000	£120

18	1737	18697	£2,082,500
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Scheme Summary	Sq m	Sq Ft	Price
Residential	0.0	0.0	£0
Commercial	1737.0	18697.1	£2,082,500
	1737.0	18697.1	£2,082,500