

Matching Green Appraisal - Mixed Use Scheme

<b>COMMERCIAL SALES</b>	<b>Total Area</b>	<b>Rate/Sqft</b>	<b>Total(£)</b>
14 x Industrial Units	14693	£109.07	£1,602,500
<b>RESIDENTIAL SALES</b>			
	<b>NIA</b>	<b>Average Rate/Sqft</b>	<b>Total GDV</b>
3 x Private Houses	3131	£311	£975,000
	<b>NIA</b>	<b>Rate/Sqft</b>	<b>Total GDV</b>
3 x Affordable Houses	2930	£136	£399,000
		<b>GDV</b>	<b>£2,976,500</b>
<b>Construction Costs</b>	<b>Build Area(ft2)</b>	<b>Cost per ft2(£)</b>	<b>Total(£)</b>
Residential	3131	125	£391,379
Commercial	14693	50	£734,643
Private Water System			£50,000
Electric Substation			£65,000
Demolition			£50,000
Landscaping/Site Remediation		Resi Scheme Site Only	£100,000
Contingency	7.5%		£104,327
		<b>Sub Total</b>	<b>£1,495,349</b>
Professional Fees	9.00%	Of Build Cost	£130,081
<b>Purchase Costs &amp; Finance</b>	<b>%</b>		<b>Total(£)</b>
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	£51,201
Land Finance	7.00%	12 Month Construction	£39,123
Void Finance	7.00%	Sell Out over 12 Months from Completion	£64,242
<b>Land Cost</b>			<b>£600,000</b>
		<b>TOTAL</b>	<b>£775,566</b>
Agents Fees(sales)	2.00%	Of Sales	£51,550
Marketing	1.00%	Of Sales	£25,775
Legal Fees - Resi	0.50%	Of Sales	£6,870
Legal Fees - Commercial	1.00%	Of Sales	£16,025
		<b>TOTAL</b>	<b>£100,220</b>
<b>Summary</b>		<b>Total Costs</b>	<b>£2,501,216</b>
		<b>Total Resales</b>	<b>£2,976,500</b>
<b>Profit</b>			<b>£475,284</b>
<b>Return on costs</b>			<b>19.00%</b>

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

Exc AH Units  
Exc AH Units

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### Residential

Unit	Type	Beds	Sq m	Sq Ft	Price	£psf
1	House Private	3	96.96	1044	£325,000	£311
2	House Private	3	96.96	1044	£325,000	£311
3	House Private	3	96.96	1044	£325,000	£311
4	House Affordable	3	90.72	977	£133,000	£136
5	House Affordable	3	90.72	977	£133,000	£136
6	House Affordable	3	90.72	977	£133,000	£136

<b>6</b>	<b>563.04</b>	<b>6061</b>	<b>£1,374,000</b>
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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
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

<b>14</b>	<b>1365</b>	<b>14693</b>	<b>£1,602,500</b>
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Scheme Summary	Sq m	Sq Ft	Price
Residential	563.0	6060.6	£1,374,000
Commercial	1365.0	14692.9	£1,602,500
	<b>1928.0</b>	<b>20753.4</b>	<b>£2,976,500</b>