H2 Main Road Blair Atholl 45% AH

Development Appraisal
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APPRAISAL SUMMARY

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H2 Main Road Blair Atholl 45% AH

Summary Appraisal for Phase 1

Currency in £

REVENUE

Sales Valuation	**Units**	**ft²**	**Sales Rate ft²**	**Unit Price**	**Gross Sales**
Private Housing at 65% of total	6	4,779	304.46	242,500	1,455,000
NET REALISATION				**1,455,000**	
OUTLAY					
ACQUISITION COSTS					
Residualised Price (0.99 Acres 253,107.87 pAcre)			250,577		
				250,577	
LBTT			3,017		
Agent Fee		0.75%	1,879		
Legal Fee		0.75%	1,879		
Town Planning			5,000		
Building warrant	6 un	400.00 /un	2,400		
Survey			2,500		
				16,676	
CONSTRUCTION COSTS					
Construction	**ft²**	**Build Rate ft²**	**Cost**		
Private Housing at 65% of total	4,779	130.01	621,313	**621,313**	
Contingency		5.00%	37,279		
				37,279	
Other Construction					
External Works (% of build cost)		20.00%	124,263		
				124,263	
PROFESSIONAL FEES					
Professional Fees		6.00%	44,735		
				44,735	
MARKETING & LETTING					
Marketing	6 un	2,500.00 /un	15,000		
NHBC	6 un	750.00 /un	4,500		
				19,500	
DISPOSAL FEES					
Sales Agent Fee		0.75%	10,913		
Sales Legal Fee		0.75%	10,913		
				21,825	
FINANCE					
Debit Rate 8.500%, Credit Rate 1.500% (Nominal)					
Other			27,833		
Total Finance Cost				27,833	
TOTAL COSTS				**1,164,000**	
PROFIT					
				291,000	

Performance Measures

Profit on Cost%	25.00%
Profit on GDV%	20.00%
Profit on NDV%	20.00%
IRR	80.43%
Profit Erosion (finance rate 8.500)	2 yrs 8 mths