H1 - Tomintoul - 25% AH

Development Appraisal
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20 September 2024

APPRAISAL SUMMARY

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H1 - Tomintoul - 25% AH

Summary Appraisal for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	ft²	Sales Rate ft²	Unit Price	Gross Sales
	6	4,779	269.93	215,000	1,290,000

NET REALISATION				**1,290,000**
OUTLAY				
ACQUISITION COSTS				
Residualised Price (1.24 Acres 145,269.29 pAcre)			180,134	
				180,134
LBTT			904	
Agent Fee		0.75%	1,351	
Legal Fee		0.75%	1,351	
Town Planning			5,000	
Building warrant	6 un	400.00 /un	2,400	
Survey			2,500	
				13,506
CONSTRUCTION COSTS				
Construction	**ft²**	**Build Rate ft²**	**Cost**	
	4,779	122.01	583,079	**583,079**
Contingency		5.00%	34,985	
				34,985
Other Construction				
External Works (% of build cost)		20.00%	116,616	
				116,616
PROFESSIONAL FEES				
Professional Fees		6.00%	41,982	
				41,982
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%	9,675	
Sales Legal Fee		0.75%	9,675	
				19,350
FINANCE				
Debit Rate 8.500%, Credit Rate 1.500% (Nominal)				
Other			22,849	
Total Finance Cost				22,849
TOTAL COSTS				**1,032,000**
PROFIT				
				258,000

Performance Measures

Profit on Cost%	25.00%
Profit on GDV%	20.00%
Profit on NDV%	20.00%
IRR	85.51%
Profit Erosion (finance rate 8.500)	2 yrs 8 mths