

1. Retail – Town centre



ITEM

Net Site Area Residual value per ha

1.0 Development Value							
		No. of units	Size sq.m	Rent	Yield	Value per unit	Capital Value
1.1	1. Retail – Town centre	1	190	270	6.80%	£754,412	<input type="text" value="£754,411.76"/>
					No. of months	Rent free period	Adjusted for rent free
						3	<input type="text" value="£742,105"/>
							5.75%

Total development value

2.0 Development Cost

2.1 Site Acquisition							
2.1.1	Site value (residual land value)						<input type="text" value="£260,482"/>
						Purchaser costs	4.75%

2.2 Build Costs

		No. of units	Size sq.m	Cost per sq.m	Total Costs
2.2.1	1. Retail – Town centre	1	200	£1,118	<input type="text" value="£223,600"/>

2.3 Externals

2.3.1	external works as a percentage of build costs	<input type="text" value="10.0%"/>	<input type="text" value="£22,360"/>
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2.4 Professional Fees

2.4.1	as percentage of build costs & externals	<input type="text" value="10%"/>	<input type="text" value="£24,596"/>
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2.5 Total construction costs

3.0 Contingency

3.1.1	as a percentage of total construction costs	<input type="text" value="4%"/>	<input type="text" value="£10,822.24"/>
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TOTAL DEVELOPMENT COSTS (including land payment)

4.0 Developers' Profit

4.1	as percentage of total development costs	Rate <input type="text" value="20%"/>	<input type="text" value="£110,847"/>
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TOTAL PROJECT COSTS [EXCLUDING INTEREST]

TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]

5.00 Finance Costs			
	APR	PCM	<input type="text" value="-£34,354"/>
	<input type="text" value="7.00%"/>	<input type="text" value="0.565%"/>	

TOTAL PROJECT COSTS [INCLUDING INTEREST]

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2. Retail – Out of centre comparison



ITEM							
Net Site Area	0.13	Residual value		£5,204,405.06 per ha			
1.0 Development Value							
1.1	2. Retail – Out of centre comparis	No. of units 1	Size sq.m 475	Rent 209	Yield 6.6%	Value per unit £1,504,167	Capital Value £1,504,167
					No. of months	Rent free period 3	Adjusted for rent free £1,480,324
							5.75%
Total development value							£1,395,205
2.0 Development Cost							
2.1 Site Acquisition							
2.1.1	Site value (residual land value)						£650,551
			Purchaser costs				5.75%
							£687,957
2.2 Build Costs							
2.2.1	2. Retail – Out of centre comparis	No. of units 1	Size sq.m 500	Cost per sq.m £656			Total Costs £328,000
							£328,000
2.3 Externals							
2.3.1	external works as a percentage of build costs		10.0%				£32,800
							£32,800
2.4 Professional Fees							
2.4.1	as percentage of build costs & externals		10%				£36,080
							£36,080
2.5 Total construction costs							£396,880
3.0 Contingency							
3.1.1	as a percentage of total construction costs		4%				£15,875.20
							£15,875
TOTAL DEVELOPMENT COSTS (including land payment)							£1,100,712
4.0 Developers' Profit							
4.1	as percentage of total development costs		Rate 20%				£220,142
							£220,142
TOTAL PROJECT COSTS [EXCLUDING INTEREST]							£1,320,855
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]							£74,350
5.00 Finance Costs							
			APR 7.00%			PCM 0.565%	-£74,350
TOTAL PROJECT COSTS [INCLUDING INTEREST]							£1,395,205

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3. Supermarket



ITEM							
Net Site Area	0.50	Residual value		£6,014,636.77 per ha			
1.0 Development Value							
1.1	3. Supermarket	No. of units 1	Size sq.m 1900	Rent 240	Yield 5.0%	Value per unit £9,120,000	Capital Value £9,120,000
				No. of months	Rent free period 3		Adjusted for rent free £9,009,434.11
							5.75%
Total development value							£8,595,600.00
2.0 Development Cost							
2.1 Site Acquisition							
2.1.1	Site value (residual land value)						£3,007,318
		Purchaser costs					5.75%
							£3,180,239.19
2.2 Build Costs							
2.2.1	3. Supermarket	No. of units 1	Size sq.m 2,000	Cost per sq.m £1,445			Total Costs £2,890,000
							£2,890,000
2.3 Externals							
2.3.1	external works as a percentage of build costs	10.0%					£289,000
							£289,000
2.4 Professional Fees							
2.4.1	as percentage of build costs & externals	10%					£317,900
							£317,900
2.5 Total construction costs							£3,496,900
3.0 Contingency							
3.1.1	as a percentage of total construction costs	4%					£139,876.00
							£139,876
TOTAL DEVELOPMENT COSTS (including land payment)							£6,817,015
4.0 Developers' Profit							
4.1	as percentage of total development costs	Rate 20%					£1,363,403
							£1,363,403
TOTAL PROJECT COSTS [EXCLUDING INTEREST]							£8,180,418
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]							£415,182
5.00 Finance Costs							
		APR 7.00%		PCM 0.565%			-£415,182
TOTAL PROJECT COSTS [INCLUDING INTEREST]							£8,595,600

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4. Local convenience



ITEM							
Net Site Area	0.04	Residual value		£5,516,187.32 per ha			
1.0 Development Value							
1.1	4. Local convenience	No. of units	Size sq.m	Rent	Yield	Value per unit	Capital Value
		1	285	£220	6.9%	£908,696	£908,696
					No. of months	Rent free period	Adjusted for rent free
						3	893,664
							5.75%
Total development value							£842,278
2.0 Development Cost							
2.1 Site Acquisition							
2.1.1	Site value (residual land value)						£206,857
		Purchaser costs					2.75%
							£212,546
2.2 Build Costs							
2.2.1	4. Local convenience	No. of units	Size sq.m	Cost per sq.m	Total Costs		
		1	300	£1,245	£373,500		
							£373,500
2.3 Externals							
2.3.1	external works as a percentage of build costs	10.0%					£37,350
							£37,350
2.4 Professional Fees							
2.4.1	as percentage of build costs & externals	10%					£41,085
							£41,085
2.5 Total construction costs							£451,935
3.0 Contingency							
3.1.1	as a percentage of total construction costs	4%					£18,077.40
							£18,077
TOTAL DEVELOPMENT COSTS (including land payment)							£682,558
4.0 Developers' Profit							
4.1	as percentage of total development costs	Rate					£136,512
		20%					
							£136,512
TOTAL PROJECT COSTS [EXCLUDING INTEREST]							£819,070
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]							£23,208
5.00 Finance Costs							
		APR		PCM			
		7.00%		0.565%		-£23,208	
TOTAL PROJECT COSTS [INCLUDING INTEREST]							£842,278

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5. Town centre office



ITEM							
Net Site Area	0.08	Residual value		-£840,071.32 per ha			
1.0 Development Value							
1.1	5. Town centre office	No. of units 1	Size sq.m 1425	Rent 210	Yield 8.6%	Value per unit £3,479,651	Capital Value £3,479,651
					No. of months	Rent free period 3	Adjusted for rent free 3,408,617
							5.75%
Total development value							£3,212,622
2.0 Development Cost							
2.1 Site Acquisition							
2.1.1	Site value (residual land value)						-£63,005
		Purchaser costs					1.75%
							-£64,108
2.2 Build Costs							
2.2.1	5. Town centre office	No. of units 1	Size sq.m 1,500	Cost per sq.m £1,406			Total Costs £2,109,000
							£2,109,000
2.3 Externals							
2.3.1	external works as a percentage of build costs		10.0%				£210,900
							£210,900
2.4 Professional Fees							
2.4.1	as percentage of build costs & externals		10%				£231,990
							£231,990
2.5 Total construction costs							£2,551,890
3.0 Contingency							
3.1.1	as a percentage of total construction costs		4%				£102,075.60
							£102,076
TOTAL DEVELOPMENT COSTS (including land payment)							£2,589,858
4.0 Developers' Profit							
4.1	as percentage of total development costs		Rate 20%				£517,972
							£517,972
TOTAL PROJECT COSTS [EXCLUDING INTEREST]							£3,107,829
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]							£104,793
5.00 Finance Costs							
		APR 7.00%			PCM 0.565%	-£104,793	
TOTAL PROJECT COSTS [INCLUDING INTEREST]							£3,212,622

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6. Out of centre offices



ITEM		Residual value					
Net Site Area	0.50	-£971,551.57 per ha					
1.0 Development Value							
1.1	6. Out of centre offices	No. of units 1	Size sq.m 1900	Rent 205	Yield 9.2%	Value per unit £4,233,696	Capital Value £4,233,696
					No. of months	Rent free period 3	Adjusted for rent free 4,141,560
							5.75%
Total development value							£3,903,420
2.0 Development Cost							
2.1 Site Acquisition							
2.1.1	Site value (residual land value)						-£485,776
		Purchaser costs					1.75%
							-£494,276.86
2.2 Build Costs							
2.2.1	6. Out of centre offices	No. of units 1	Size sq.m 2,000	Cost per sq.m £1,451			Total Costs £2,902,000
							£2,902,000
2.3 Externals							
2.3.1	external works as a percentage of build costs	10.0%					£290,200
							£290,200
2.4 Professional Fees							
2.4.1	as percentage of build costs & externals	10%					£319,220
							£319,220
2.5 Total construction costs							£3,511,420
3.0 Contingency							
3.1.1	as a percentage of total construction costs	4%					£140,456.80
							£140,457
TOTAL DEVELOPMENT COSTS (including land payment)							£3,157,600
4.0 Developers' Profit							
4.1	as percentage of total development costs	Rate 20%					£631,520
							£631,520
TOTAL PROJECT COSTS [EXCLUDING INTEREST]							£3,789,120
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]							£114,301
5.00 Finance Costs							
		APR 7.00%		PCM 0.565%		-£114,301	
TOTAL PROJECT COSTS [INCLUDING INTEREST]							£3,903,420

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7. Industrial factories



ITEM		Residual value					
Net Site Area	0.25						
							-£790,072.98 per ha
1.0 Development Value							
1.1	7. Industrial factories	No. of units	Size sq.m	Rent	Yield	Value per unit	Capital Value
		1	950	£92	10.5%	£832,381	£832,381
					No. of months	Rent free period	Adjusted for rent free
						3	£811,861
							5.75%
Total development value							£765,179
2.0 Development Cost							
2.1 Site Acquisition							
2.1.1	Site value (residual land value)						-£197,518
			Purchaser costs				1.75%
							-£200,975
2.2 Build Costs							
2.2.1	7. Industrial factories	No. of units	Size sq.m	Cost per sq.m			Total Costs
		1	1,000	£751			£751,000
							£751,000
2.3 Externals							
2.3.1	external works as a percentage of build costs		10.0%				£75,100
							£75,100
2.4 Professional Fees							
2.4.1	as percentage of build costs & externals		10%				£82,610
							£82,610
2.5 Total construction costs							£908,710
3.0 Contingency							
3.1.1	as a percentage of total construction costs		4%				£36,348.40
							£36,348
TOTAL DEVELOPMENT COSTS (including land payment)							£744,084
4.0 Developers' Profit							
4.1	as percentage of total development costs		Rate				£148,817
			20%				£148,817
TOTAL PROJECT COSTS [EXCLUDING INTEREST]							£892,900
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]							-£127,722
5.00 Finance Costs							
			APR		PCM		-£21,095
			7.00%		0.565%		
TOTAL PROJECT COSTS [INCLUDING INTEREST]							£913,996

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8. Warehouse/stores



ITEM							
Net Site Area	0.25	Residual value		£75,168.13 per ha			
1.0 Development Value							
1.1	8. Warehouse/stores	No. of units 1	Size sq.m 950	Rent £80	Yield 9.4%	Value per unit £808,511	Capital Value £808,511
					No. of months	Rent free period 3	Adjusted for rent free £790,553.76
							5.75%
Total development value							£745,097
2.0 Development Cost							
2.1 Site Acquisition							
2.1.1	Site value (residual land value)						£18,792
		Purchaser costs					1.75%
							£19,121
2.2 Build Costs							
2.2.1	8. Warehouse/stores		Size sq.m 1,000	Cost per sq.m £557			Total Costs £557,000
							£557,000
2.3 Externals							
2.3.1	external works as a percentage of build costs		10.0%				£55,700
							£55,700
2.4 Professional Fees							
2.4.1	as percentage of build costs & externals		10%				£61,270
							£61,270
2.5	Total construction costs						£673,970
3.0 Contingency							
3.1.1	as a percentage of total construction costs		4%				£26,958.80
							£26,959
TOTAL DEVELOPMENT COSTS (including land payment)							£720,050
4.0 Developers' Profit							
4.1	as percentage of total development costs		Rate 20%				£144,010
							£144,010
TOTAL PROJECT COSTS [EXCLUDING INTEREST]							£864,060
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]							-£118,963
5.00	Finance Costs		APR 7.00%	PCM 0.565%		-£25,047	
TOTAL PROJECT COSTS [INCLUDING INTEREST]							£889,107

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9. Budget Hotel



ITEM		Residual value					
Net Site Area	0.10	-£986,513.00 per ha					
1.0 Development Value							
1.1	9. Budget Hotel	No. of units 1	Size sq.m 1140	Rent £150	Yield 6.4%	Value per unit £2,671,875	Capital Value £2,671,875
					No. of months	Rent free period 3	Adjusted for rent free £2,630,756.97
							5.75%
Total development value							£2,479,488
2.0 Development Cost							
2.1 Site Acquisition							
2.1.1	Site value (residual land value)						-£98,651
		Purchaser costs					1.75%
							-£100,378
2.2 Build Costs							
2.2.1	9. Budget Hotel		Size sq.m 1,200	Cost per sq.m £1,656			Total Costs £1,987,200
							£1,987,200
2.3 Externals							
2.3.1	external works as a percentage of build costs	10.0%					£198,720
							£198,720
2.4 Professional Fees							
2.4.1	as percentage of build costs & externals	10%					£218,592
							£218,592
2.5 Total construction costs							£2,404,512
3.0 Contingency							
3.1.1	as a percentage of total construction costs	4%					£96,180.48
							£96,180
TOTAL DEVELOPMENT COSTS (including land payment)							£2,400,315
4.0 Developers' Profit							
4.1	as percentage of total development costs	Rate 20%					£480,063
							£480,063
TOTAL PROJECT COSTS [EXCLUDING INTEREST]							£2,880,378
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]							-£400,889
5.00 Finance Costs							
		APR 7.00%			PCM 0.565%	-£79,174	
TOTAL PROJECT COSTS [INCLUDING INTEREST]							£2,959,551

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