### 220407 Little Stanion, Corby - Land Value & S106

#### Summary Appraisal for Phase 1 Phase

Currency	in	£	
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REVENUE						
Sales Valuation	Units	ft²	Rate ft <sup>2</sup>	Unit Price	Gross Sales	
Houses - Parcel 5	99	149,424	199.10	300,505	29,750,000	
Apartments	66	52,248	225.65	178,636	11,790,000	
Houses - Parcel 6	<u>15</u>	<u>17,997</u>	231.56	277,820	4,167,300	
Totals	180	219,669			45,707,300	
Dentel Area Summary				Initial	Not Dont	Initial
Rental Area Summary	Units	ft²	Rate ft <sup>2</sup>	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Ground Rents - Apartments	66	11-	Rale II-	250	16,500	16,500
Retail units		<u>6,405</u>	16.00	25,620	102,480	102,480
Totals	<u>4</u> 70	<u>6,405</u>	10.00	25,020	118,980	118,980
Totalo		0,100			110,000	110,000
Investment Valuation						
Ground Rents - Apartments						
Current Rent	16,500	YP @	4.0000%	25.0000	412,500	
Retail units						
Market Rent	102,480	YP @	7.0000%	14.2857		
(3mths Rent Free)		PV 3mths @	7.0000%	0.9832	1,439,445	
					1,851,945	
GROSS DEVELOPMENT VALUE				47,559,245		
Durchasar's Casta		F 900/	(02,400)			
Purchaser's Costs		5.80%	(83,488)	(02,400)		
				(83,488)		
NET DEVELOPMENT VALUE				47,475,757		
				47,473,737		
Income from Tenants				15,125		
				-, -		
NET REALISATION				47,490,882		
OUTLAY						
ACQUISITION COSTS						
Fixed Land Value			1,342,000			
				1,342,000		
Stamp Duty		4.000/	56,600			
Agent Fee Legal Fee		1.00% 0.50%	13,420			
Town Planning		0.50%	6,710 39,451			
rown nanning			55,451	116,181		
CONSTRUCTION COSTS						
Construction	ft²	Rate ft <sup>2</sup>	Cost			
Retail units	6,405 ft <sup>2</sup>	200.67 pf <sup>2</sup>	1,285,291			
Houses - Parcel 5	149,424 ft <sup>2</sup>	122.63 pf²	18,323,865			
Apartments	52,248 ft <sup>2</sup>	133.96 pf <sup>2</sup>	6,999,142			
Houses - Parcel 6	<u>17,997 ft<sup>2</sup></u>	122.63 pf <sup>2</sup>	<u>2,206,972</u>			
Totals	226,074 ft <sup>2</sup>		28,815,271	28,815,271		
		5 000/	4 000 400			
Contingency		5.00%	1,382,180			
Open Space			750,000	2 4 2 2 4 9 0		
Other Construction				2,132,180		
Village Hall			1,035,300			
Infrastructure Costs	180 un	6,613.00 /un	1,190,340			
External Works	100 dil	10.00%	2,660,830			
S106 Contribution	180 un	11,000.00 /un	1,980,000			
		,	,,	6,866,470		
PROFESSIONAL FEES						
Development management fees		1.00%	266,083			
Professional Fees		7.00%	1,862,581			
				2,128,664		
MARKETING & LETTING						
Marketing		1.00%	471,467			
Letting Agent Fee		10.00%	10,248			

APPRAISAL SUMMARY					
220407 Little Stanion, Corby - La	nd Value &	S106			
Letting Legal Fee		5.00%	5,124	486,839	
DISPOSAL FEES				,	
Sales Agent Fee		1.00%	471,467		
Sales Legal Fee		0.50%	235,734	707,201	
				101,201	
Profit					
Profit on GDV @ 20%			8,880,389	8,880,389	
FINANCE				0,000,000	
Timescale	Duration	Commences			
Pre-Construction	6	Apr 2018			
Construction	40	Oct 2018			
Sale	40	Oct 2019			
Total Duration	58				
Debit Rate 6.250%, Credit Rate 0.000	% (Nominal)				
Land			371,561		
Construction			2,270,008		
Other			440,045		
Total Finance Cost				3,081,615	
TOTAL COSTS				54,556,810	
PROFIT					
				(7,065,927)	
Performance Measures					
Profit on Cost%		(12.95)%			
Profit on GDV%		(14.86)%			
Profit on NDV%		(14.88)%			
IRR		(10.30)%			
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## TIMESCALE AND PHASING GRAPH REPORT

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### 220407 Little Stanion, Corby - Land Value & S106

Project Timescale	
Project Start Date	Apr 2018
Project End Date	Jan 2023
Project Duration (Inc Exit Period)	58 months

#### 1. Phase

	Start Date	Duration	End Date	Apr 18	Apr 19	Apr 20	Apr 21	Apr 22	
Project	Apr 2018	58 Month(s)	Jan 2023			****			
-									
Purchase	Apr 2018	0 Month(s)		i.					
Pre-Construction	Apr 2018	6 Month(s)	Sep 2018				-		
Construction	Oct 2018	40 Month(s)	Jan 2022			1	1		
Post Development	Feb 2022	0 Month(s)						1	
Letting	Feb 2022	0 Month(s)			1		-	1	
Income Flow	Feb 2022	0 Month(s)						1	
Sale	Oct 2019	40 Month(s)	Jan 2023		1			1	
							1		
Cash Activity	Apr 2018	58 Month(s)	Jan 2023				-		
				1	13	25	37	49	