

APPRAISAL SUMMARY**SOUTH SOMERSET DISTRICT COUNCIL****Yeovil UE 800 Dwellings - - 35% AH 2015
Site Emerging Through Core Strategy****Summary Appraisal for Merged Phases 1 2**

Currency in £

REVENUE						
Sales Valuation	Units	m²	Rate m²	Unit Price	Gross Sales	
Private Housing	520	43,076.80	2,296.38	190,232	98,920,640	
Affordable Housing 33% (70% MV)	<u>92</u>	<u>7,621.28</u>	1,612.23	133,557	<u>12,287,244</u>	
Totals	612	50,698.08			111,207,884	
Rental Area Summary						
	Units	m²	Rate m²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Social Rented Accommodation 67%	<u>188</u>	<u>15,573.92</u>	45.87	3,800	<u>714,400</u>	<u>714,400</u>
Totals	188	15,573.92			714,400	714,400
Investment Valuation						
Social Rented Accommodation 67%						
Market Rent	714,400	YP @	6.0000%	16.6667		
		PV 2yrs @	6.0000%	0.8900	10,596,891	
					10,596,891	
GROSS DEVELOPMENT VALUE					121,804,775	
NET REALISATION					121,804,775	
OUTLAY						
ACQUISITION COSTS						
Residualised Price				6,324,127		
Residualised Price (Negative land)				(11,213,460)		
Stamp Duty		10.00%		632,413		
Agent Fee		0.75%		47,431		
Legal Fee		0.25%		15,810		
					(4,193,679)	
CONSTRUCTION COSTS						
Construction	m²	Rate m²	Cost			
Social Rented Accommodation 67%	15,573.92 m ²	1,097.10 pm ²	17,086,148			
Private Housing	43,076.80 m ²	1,097.10 pm ²	47,259,557			
Affordable Housing 33% (70% MV)	<u>7,621.28 m²</u>	1,097.10 pm ²	<u>8,361,306</u>			
Totals	66,272.00 m²		72,707,011		72,707,011	
Contingency		3.00%	2,181,210			
CSH 4%	66,272.00 m ²	43.88 pm ²	2,908,015			
Statutory/LA	800.00 un	10,000.00 /un	8,000,000			
					13,089,226	
PROFESSIONAL FEES						
All Professional Fees		10.00%	7,270,701		7,270,701	
MARKETING & LETTING						
Marketing			12,127,290		12,127,290	
DISPOSAL FEES						
Sales Agent Fee		0.75%	913,536			
Sales Legal Fee		0.25%	304,512			
					1,218,048	
TOTAL COSTS					102,218,597	
PROFIT					19,586,178	
Performance Measures						
Profit on Cost%			19.16%			
Profit on GDV%			16.08%			
Profit on NDV%			16.08%			
Development Yield% (on Rent)			0.70%			
Equivalent Yield% (Nominal)			6.00%			
Equivalent Yield% (True)			6.23%			
IRR			N/A			

Yeovil UE 800 Dwellings - - 35% AH 2015**Site Emerging Through Core Strategy**

Rent Cover

27 yrs 5 mths

Profit Erosion (finance rate 7.000%)

2 yrs 6 mths