

Plot C02, Liverpool Waters, Jesse Hartley Way  
21F/0377  
Scenario 1 - individual sales of apartments  
DN-0536

Prepared by  Development Appraisal  
CP Viability Ltd  
27 July 2021

**Plot C02, Liverpool Waters, Jesse Hartley Way**

**21F /0377**

**Scenario 1 - individual sales of apartments**

Appraisal Summary for Phase 1

Currency in £

**REVENUE**

Sales Valuation	Units	ft <sup>2</sup>	Sales Rate ft <sup>2</sup>	Unit Price	Gross Sales
Apartment	330	188,127	325.53	185,579	61,241,000
Car Park spaces	140	0	325.53	15,000	2,100,000
Commercial	2	2,832	169.96	240,660	481,320
<b>Totals</b>	<b>472</b>	<b>190,959</b>			<b>63,822,320</b>

**NET REALISATION**

63,822,320

**OUTLAY**

**ACQUISITION COSTS**

Residualised Price (2.52 Acres @ 155,027.44 /Acre)			390,669		
Legal Fee		0.75 %	2,930	390,669	
				2,930	

**CONSTRUCTION COSTS**

Construction	ft <sup>2</sup>	Build Rate ft <sup>2</sup>	Cost		
Apartment	232,571	144.63	33,636,865		
Commercial	3,501	75.00	262,579		
<b>Totals</b>	<b>236,072 ft<sup>2</sup></b>		<b>33,899,444</b>	<b>33,899,444</b>	

Externals		5.00 %	1,694,972		
Contingency		5.00 %	1,779,721		
Abnormals			8,282,555		
					11,757,248

**PROFESSIONAL FEES**

Professional fees		6.50 %	2,313,637		2,313,637
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**MARKETING & LETTING**

Marketing			4,248		
Letting Agent Fee			4,248		
Letting Legal Fee			2,124		
					10,620

**DISPOSAL FEES**

Marketing		2.50 %	1,531,025		1,531,025
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**TOTAL COSTS BEFORE FINANCE**

49,905,573

**FINANCE**

Debit Rate 6.000%, Credit Rate 0.000% (Nominal)					
Land			41,083		
Construction			2,053,449		
Other			653,309		
<b>Total Finance Cost</b>					<b>2,747,841</b>

**TOTAL COSTS**

52,653,414

**PROFIT**

11,168,906

**Performance Measures**

Profit on Cost%	21.21 %
Profit on GDV%	17.50 %
Profit on NDV%	17.50 %
IRR % (without Interest)	25.65 %

**Plot C02, Liverpool Waters, Jesse Hartley Way****21F/0377****Scenario 1 - individual sales of apartments**Cost per Gross ft<sup>2</sup>  
Land Cost pAcre223  
155,027