

East Thames Group

Appraisal for Rent & Sale

SDS ProVal Version 9.13 Nov-2012

Saved file path: Q:\Development\Applications\Proval\Working Provals\Epping Forest House Building

Scheme Name EFDC - Marden Close

Date 24 Jun 2013

Address IG7 6ER

Funding Year 2013/2014

Another Description

Local Authority Epping Forest

Project/File Ref.

LA Number 361

County Essex

Appraisal by georg.herrmann

Scheme Description

Sketch Drw'g No.

Site Area (acs)

0.00 ha

Seller

Units 10

Appraisal Version 1

Comments See also Commentary in Rent Summary

Market value taken from Hometrack valuation in Feb 2012, retreat Way, IG7 6EL £175,000 on Q1 2013/14 = Nationwide HPI calculator market value of £74,794 in Q1 1999

A Unit Details

	A	B	C	D	E	F	G	H	TOTALS
Unit Description									
Net Area m ²	58.40	62.70							605.50
Bedrooms	1-bed	1-bed							m ²
Persons	2	2							20
Units	5	5							10
Commercial - y?	n	n							
Flat (not house) -y?	n	n							
Shared Accom. - y?	n	n							
Habitable Rooms	2	2							20
Storeys	2	2							
Value at Jan' 1999	74,794	74,794							
Market Sales Value	175,000	175,000							1,750,000
Product Type	Social Rent	Social Rent							Res. 1,750,000
Catalyst Dev. Type	New Build	New Build							
Other Description									
Sales % at Outset									
Res' Sold Equity	0	0	0	0	0	0	0	0	0
Res' Unsold Equity	175,000	175,000	0	0	0	0	0	0	1,750,000
Initial Commercial Sales	0	0	0	0	0	0	0	0	0

Confirm Gross Floor Area

	Net m ²	Adjust by % and/or by m ²	Gross m ²	Gross ft ²
Residential Floor Area	605.50		605.50	6,517.60
Commercial Floor Area	0.00		0.00	0.00
Total Floor Area	605.50		605.50	6,517.60

Habitable Rooms Summary

Residential Rent	20
Residential Sale	0
Other	0
Total	20

B Acquisition & Works Cost

ACQUISITION	Input Type	Input	Total	VAT %	Average per Unit	Average per Person	Memorandum Information
Use Value from Land Appraisal, y/n?							
Acquisition Total 0.0% of Market SV		VAT Total	0		0	0	
Acquisition Total			0		0	0	
WORKS	Input Type	Input	Total	VAT %	Average per Unit	Average per Person	4.77%
Works	Lump Sum	290,000	290,000		29,000	14,500	
Asbestos removal	Lump Sum	25,000	25,000		2,500	1,250	
Demolition	Lump Sum	37,000	37,000		3,700	1,850	
Abnormals	Lump Sum	50,000	50,000		5,000	2,500	
Contingency + design	Lump Sum	46,400	46,400		4,640	2,320	
Use Total from Land Appraisal, y/n?							
Works Total 25.62% of Market SV		VAT Total	0		0	0	
Works Total	741 /m ² nfa	741 /m ² gfa	448,400		44,840	22,420	

Acquisition & Works Summary	Total	Average per Unit	Average per Person
Total	741 /m ² nfa	741 /m ² gfa	448,400
			44,840
			22,420

A&W as % of Market Sales Value 25.62%

Optimisation

Target % for A&W/Market Sales Value

Acquisition
Works
Dev. Interest
Net Loan

Account Codes

Acquisition Total Entered 0
Market Value, if Different
Land Discount 0

For optimisation of Total Scheme Costs see Section F

C Development Subsidy

			Grant Input by Product Type	Grant Per Unit	Social Rent			
Received during development period			Total	Av'ge per Res' Unit	Average per Person	% TSC as Section F		
As Defined by Product Type Table			0				Sources of Subsidy	
Input by %			0				HCA	0
Input by Sum			0				LA	
Other Sum Description			0				RCGF	
Total			0	0	0	0.00%	Other	0
							TOTAL	0

Confirm Grant to Set Aside When Staircasing
 Expected SHG to be Set Aside 0
 Enter SHG to Set Aside (if applicable)

D Development Fees

Use Fees in Land Appraisal, y/n?
 Or User Defined Fees & Interest %
 Or Analyse Fees below, y/n? VAT Rate 20.00%

Description	Input Type for Sums	Input Sum	Input Type for %	Input %	VAT - y?	Account Codes	Gross Total
East Thames fees	Lump Sum	1,375			n		1,375
Feasibility					n		0
Planning fee			% Aq & Wks	6.30%	n		28,249
Post planning fee			% Wks Cost	1.25%	n		5,605
Site Survey					n		0
Planning survey	Lump Sum	1,500			n		1,500
Party Wall Surveyors							0
S 106							0
							0
							0
							0
							0
							0
							0
							0
							0
							0
							0
							0
							0
Development Fees Total (excl. interest)							36,729

E Scheme Timing

Include interest, y/n? y
 Cashflow Start (mmm-yyyy) Oct-2013
 Interest %, Negative Bal's 3.50%
 Interest %, Positive Bal's 3.50%

Month No. 1
 Note
 The following timings define a default interest calculation.
 To enter user-defined sums, enter Cashflow Start date then manually adjust Development Cashflow and set cell at end of this section accordingly

<table border="1"> <tr> <th>Development Subsidy</th> <th>Receipts Spread Method</th> <th>By equal amounts</th> <th>Receipt Start Month No.</th> <th>to</th> <th>Receipt End Month No.</th> <th></th> </tr> <tr> <td>No receipt details req'd.</td> <td></td> <td>0</td> <td>4</td> <td>Jan-2014</td> <td>4</td> <td>Jan-2014</td> </tr> <tr> <td>Balance 0</td> <td></td> <td>0</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Total</td> <td></td> <td>0</td> <td></td> <td></td> <td></td> <td></td> </tr> </table>	Development Subsidy	Receipts Spread Method	By equal amounts	Receipt Start Month No.	to	Receipt End Month No.		No receipt details req'd.		0	4	Jan-2014	4	Jan-2014	Balance 0		0					Total		0					<table border="1"> <tr> <td colspan="2">Development Subsidy Summary</td> </tr> <tr> <td>As Prod. Type</td> <td>0</td> </tr> <tr> <td>All Other (Total)</td> <td>0</td> </tr> <tr> <td>Total Dev. Subsidy</td> <td>0</td> </tr> </table>	Development Subsidy Summary		As Prod. Type	0	All Other (Total)	0	Total Dev. Subsidy	0			
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Substitute User-defined Interest - y/n?
 Default Interest not Selected
 User-defined Interest Cost

Development Period 15 months
 First Event Oct-2013
 Last Event Dec-2014
 As defined on the Scheme Cashflow

F Total Scheme Cost

		% TSC
Acquisition & Works as Section B	448,400	90.8%
Development Fees as Section D	36,729	7.4%
User-defined Interest Cost	8,735	1.8%
Other Costs or Savings(-)		
Other Costs or Savings(-)		
Total Scheme Cost (TSC)	493,864	100.0%
TSC as % of Market Sales Value	28.2%	
Optimisation		
Target % for TSC/Market Sales Value	90.0%	
Alternative Solutions:		
Total spend in TSC available	1,081,181	108,118 per unit
or Affordable Acq. Total	981,609	98,161 per unit, or 49,080 per hab. room
or Affordable Wks. Total	1,430,009	143,001 per unit, or 2,362 per gross m ²
Optimisation results for Acq. and Wks. assume that development fees & interest remain at 9.2% of TSC		

	Per Unit	Per Person	% of TSC
Analysis of RSL Funding			
Receipts from Initial Sales	0		
Advance Rent Income	0		
Loan Adjustment	0		
RSL Capital Contribution	0		
Net Loan	493,864	49,386	24,693
Total RSL Funding	493,864	49,386	24,693
Analysis of Subsidy & Other Funding			
As Prod. Type	0		
Other	0		
Other Sum	0		
Total Other Funding	0	0	0.0%

G Private Finance

Private Finance Requirement at Year 1		% of TSC	% of MSV
Total Scheme Cost - as Section F	493,864	100.0%	28.2%
Development Subsidy - as Section C	0		
Receipts from Initial Sales	0		
Advance Rent Income	0		
Loan Adjustment			
Capital Contribution at Year 1			
Net Loan, before Sales (Section J)	493,864	100.0%	28.2%

Loan Repayment Method
Annuity y/n? n Interest Only Method Chosen
Leave blank

Value: Loan Ratios & Affordable Loan Values

Current Market Sales Value	1,750,000
NPV of Net Rent Only	578,636
User Specified Value	
Current Market Sales Value: Net Loan %	354.3%
NPV of Net Rent: Net Loan %	117.2%
User Specified Value: Net Loan %	0.0%

Value: Net Loan, Target %

Affordable Loan on NPV Value
Affordable Loan on User Spec. Value

Apportionment of Net Loan & Long Term Interest Rates

		Loan A	Loan B		
Loan A: % Apportionment		100.00%	0.00%		
Loan Amounts		493,864	0		
		Interest Rate %	Interest Rate %	Effective Rate %	
Year 1 to	45	3.50%		3.50%	

H Inflation

Base Inflation Rate

Inflation is applied from Year 2 onwards. Set all periods to Year 45.

Inflation Margins & Periods for Income

			Margin on Base Rate	Effective Inflation Rates
Residential Tenant Rent	Period 1	Year 1 to 45	0.50%	3.00%
				0.00%

Commercial Rent - n/a

Year 1 to 45		
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Ground Rent

Period 1	Year 1 to 45		2.50%
			0.00%

Services (Charges & Costs)

Period 1	Year 1 to 45	0.00%	2.50%
			0.00%

Market Sales Values (Residential)

Period 1	Year 1 to 45	0.00%	2.50%
			0.00%

Market Sales Values (Commercial) - n/a

Year 1 to 45		0.00%
		0.00%

Inflation Margins & Periods for Allowances

			Margin on Base Rate	Effective Inflation Rates
Management	Period 1	Year 1 to 45	1.00%	3.50%
				0.00%

Maintenance

Period 1	Year 1 to 45	1.00%	3.50%
			0.00%

Reinstatement

Period 1	Year 1 to 45		2.50%
			0.00%

Another Allowance

Period 1	Year 1 to 45	0.00%	2.50%
			0.00%

Major Repairs

Period 1	Year 1 to 45	1.50%	4.00%
			0.00%

I Rent Allowances & Periods

Set allowances as at Year 1 of Long Term Cashflow and all periods to Year 45, ignoring future sales

		A	B	C	D	E	F	G	H	Weighted Averages at Year 1	
Product Type	Social Rent		Social Rent							Units Available 10	
Commercial											
Number of Units	5		5								
Res' Shared Equity?	n		n								
Prop. Ava'ble for Rent?	y		y								
Managing Agent		% of Gross Rent (excl. Ground Rent & Service Charges) less voids									
Year 1 to	45									0.00%	
Add VAT to M. Ag.											
RSL Management		Per Unit Per Annum									
Year 1 to		45									
		1,327	1,327							1,327	
		Default value for information, Shared Equity									0
		Default value for information, Rent									275
Maintenance		Per Unit Per Annum									
Year 1 to		45									
		910	910							910	
		Default value for information, Rent									691
Product Type	Social Rent		Social Rent								
Res' Shared Equity?	n		n								
Prop. Ava'ble for Rent?	y		y								
Services Cost		Per Unit Per Annum									
Year 1 to	45									0	
Reinstatement Cost		Per Unit Per Annum									
Year 1 to	45									0	
Another Allowance		Per Unit Per Annum									
Year 1 to	45									0	
		Default value for information, Shared Equity									0.00%
		Default value for information, Rent									4.25%
Voids & Bad Debts		% of Gross Rents & Service Charges									
Year 1 to	45	2.00%	2.00%							2.00%	

Major Repair Sinking Fund Options

Option 1

% Selection	% User Input	Year 1 to	45	0.80%	on 629,720
	User Input	629,720			

Option 2

Per Unit, Per Annum, Com. Rented Units Only	Year 1 to	45	
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Option 3

Per Unit, Per Annum, Res. Rented Units Only	Year 1 to	45	
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Sinking Fund at Year 7 6,374

Defer the Start of the Sinking Fund to Year

Memorandum Information

Options 2 & 3 can be used together. With these options shared equity units and units fully sold at the outset are excluded.

J Sales & Other Capital Receipts

1. Other Capital Receipts in Long Term Cashflow

All capital income is deemed to be received at the end of the year entered.

Lump Sum	Description	
Infla'd Sum	Description	

2. Unit & Ground Rent Sales

All sales are deemed to be received at the end of the year entered. For Sales & Equity Shares at the outset, enter in Section A

For staircasing shared equity units, use the Shared Equity Report

		A	B	C	D	E	F	G	H	Total for all Units
Product Type	Social Rent		Social Rent							
Units	5		5	0	0	0	0	0	0	
Commercial										
Market Sales Value Available for Sale	175,000		175,000	0	0	0	0	0	0	
	y		y							
Sell units at end of Year										
Value for Sale at Yr. 1	175,000		175,000	0	0	0	0	0	0	
Rec'd at Year of Sale	0		0	0	0	0	0	0	0	0
Total Received	0		0	0	0	0	0	0	0	0
Sell Gr'd Rents at Year										
Capital'd %	0		0	0	0	0	0	0	0	0

Set Ground Rents in Section L. Inflation is applied to Year 2 onwards.

K Cost Rent at Year 1

No. of Weekly Rent Periods p.a.

Loan Interest is on the full Net Loan. The long term cashflow uses an averaged interest after receiving rent.

	Year 1
Loan Interest	17,285
Managing Agent	0
RSL Management	13,270
Maintenance	9,100
Services Cost (S.C.)	0
Reinstatement Cost	0
Another Allowance	0
Major Repairs	0
Voids etc. 2.0%	809
Total Cost at Year 1	40,465

Total Cost at Year 1, Per Unit Type - rents are pro rata net floor area					
Type	Commercial	Rent p.w. excl. S.C.	S.C. p.w.	Total p.w.	Total p.m.
	n	74.80	0.00	74.80	325.23
	n	80.30	0.00	80.30	349.18
		0.00	0.00	0.00	0.00
		0.00	0.00	0.00	0.00
		0.00	0.00	0.00	0.00
		0.00	0.00	0.00	0.00
		0.00	0.00	0.00	0.00
Averages	77.55 per week (ex. S.C.)		337.20 per month (ex. S.C.)		
	77.55 per unit per week		337.20 per unit per month		
	66.83 per net m ² (ex. S.C.)		66.83 per net m ² (incl. S.C.)		

Loan Interest is on the Opening Loan. The long term cashflow uses an averaged interest after receiving rent. Therefore Cost Rent is overstated. **NB** For calculating the Total Cost at Year 1, Voids and Managing Agent costs use a unit average. These costs will vary with the actual rent and with the Managing Agent and Voids percentages for each dwelling type.

L Set Rents & Service Charges for Long Term Cashflow

Cost Rent & S.C., p.w.	A	B	C	D	E	F	G	H	Total at Year 1
Product Type	Social Rent	Social Rent							
Commercial									
Target - April 2014	97.27	97.27	0.00	0.00	0.00	0.00	0.00	0.00	
Rent Cap	136.79	136.79	0.00	0.00	0.00	0.00	0.00	0.00	
Service Cost p.w.	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0
Cost Rent p.w. excl. S.C.	74.80	80.30	0.00	0.00	0.00	0.00	0.00	0.00	40,465
Total Cost Rent p.w.	74.80	80.30	0.00	0.00	0.00	0.00	0.00	0.00	40,465

Commercial Rents n/a

Year 1 to										0
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These Options n/a Set Initial Rent Free Period (months) months
 Rent Review Period, i.e. rent fixed for years

Preferred Yield % on Unsold Equity (Shared Equity Units)

Residential Shared Equity units only

Unsold Equity Share %								
Cost Rent % of u/s Eq'ty								
Rent p.w at 2.75% Yield								

Local Housing Allowance

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Set Residential Tenant Rents per week as at Year 1 up to 45 years

Year 1 to	45	97.27	97.27							50,754
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Set all service charges received per week

Year 1 to	45									0
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Set Ground Rents received per annum

Year 1 to	45									0
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Rent Yields as at end of Year

	1	Gross	Net
Total All Revenue Income, ex. voids at Year 1		49,739	27,369
Compared with Market Value at Year 1	1,750,000	2.84%	1.56%
Compared with Total Scheme Cost of	493,864	10.07%	5.54%
Compared with Acquisition Cost of	0		

Residential at Start of Year 1

Gross Rent	50,754
Market Value	1,750,000
Yield	2.90%

Commercial at Start of Year 1

Gross Rent	0
Market Value	0
Yield	

Rent Yields as at end of Year

		Gross	Net

NPV of Gross Rent & S.C. ex. Voids, divided by Open'g Loan, p.a. at Year 1
 NPV of Net Rent less loan interest, divided by Open'g Loan, p.a.
 NPV Period & Discount Rate: 30 years at 3.50%, as defined in Section M

Calculation of Affordable Loan Based on Net Income at Year 1

Total Set Rent	50,754
Service Charges	0
Ground Rents	0
Managing Agent	0
RSL M'ngm't & Maint.	22,370
Services Cost	0
Reinstatement Cost	0
Another Allowance	0
Major Repairs	0
Voids & Bad Debts	1,015
Net Income at Year 1	27,369

	Per Unit p.a.	Per Unit p.w.	Per Unit p.m.
Set Residential Rent	5,075	97.27	422.95
Set Commercial Rent	0		

Actual Loan	493,864
Affordable Loan	794,413
Difference	300,549

Assuming net income meets Year 1 loan costs
 Equivalent to the capitalised Year 1 net revenue surplus.

M Long Term Cashflow

Loan Repayment Method Interest Only

Peak Loan Occurs in Year 1 493,864
 Revenue First Exceeds Costs Year 1
 Loan Repaid by Year 25

NPV Calculation Options Net Rent + Cap. Val. - Loan

NPV Discount Rate 3.50%

Summarise Cashflow Results to Year 30

Capital Value of Scheme - Year 1

Capital Growth Rate p.a.

Discounted Cap. Value

Interest Total 251,906

Min. Interest Cover: Year 1 162.44%

Target Interest Cover % 115.00%

First met after Year 1 in Year 2

Max. Annual Deficit: Year

Capitalised Yr. 1 Net Revenue Surplus

Cum. Surplus at Year 30

NPV Net Rent + Cap. Val. - Loan

IRR

NPV of Net Rent Only

NPV of All Capital Receipts

	Per Unit	Per Person
Max. Annual Deficit: Year	n/a	
Capitalised Yr. 1 Net Revenue Surplus	30,055	15,027
Cum. Surplus at Year 30	21,666	10,833
NPV Net Rent + Cap. Val. - Loan	8,477	4,239
IRR	4.77%	
NPV of Net Rent Only	578,636	
NPV of All Capital Receipts	0	

Last Works payment in Scheme Cashflow Dec-2014

Year	1	2	3	4	5	6	7	8	9
Opening Loan	493,864	483,344	471,735	458,982	445,026	429,807	413,262	401,801	389,366
Average Interest	16,849	16,469	16,052	15,593	15,093	14,548	14,057	13,647	13,203
Other Capital Receipts	0	0	0	0	0	0	0	0	0
Sales Receipts	0	0	0	0	0	0	0	0	0
Staircasing Receipts	0	0	0	0	0	0	0	0	0
Gr'd Rent Sales Rec'pts	0	0	0	0	0	0	0	0	0
Loan Repayment, Total	27,369	28,078	28,805	29,549	30,312	31,093	25,518	26,082	26,656
Closing Loan	483,344	471,735	458,982	445,026	429,807	413,262	401,801	389,366	375,913
Gross Resid'l Rent	50,754	52,277	53,845	55,460	57,124	58,838	60,603	62,421	64,294
Gross Comm'l Rent	0	0	0	0	0	0	0	0	0
Service Charges	0	0	0	0	0	0	0	0	0
Ground Rents	0	0	0	0	0	0	0	0	0
Voids	1,015	1,046	1,077	1,109	1,142	1,177	1,212	1,248	1,286
s/t	49,739	51,231	52,768	54,351	55,982	57,661	59,391	61,173	63,008
Managing Agent	0	0	0	0	0	0	0	0	0
RSL Management	13,270	13,734	14,215	14,713	15,228	15,761	16,312	16,883	17,474
Maintenance	9,100	9,419	9,748	10,089	10,442	10,808	11,186	11,578	11,983
Services Cost	0	0	0	0	0	0	0	0	0
Reinstatement Cost	0	0	0	0	0	0	0	0	0
Another Allowance	0	0	0	0	0	0	0	0	0
Major Repairs	0	0	0	0	0	0	6,374	6,629	6,895
Net Rent	27,369	28,078	28,805	29,549	30,312	31,093	25,518	26,082	26,656
<i>Net Rent + Rec'ts - Inter't</i>	<i>10,520</i>	<i>11,609</i>	<i>12,753</i>	<i>13,956</i>	<i>15,219</i>	<i>16,545</i>	<i>11,461</i>	<i>12,435</i>	<i>13,453</i>
Cashflow	0	0	0	0	0	0	0	0	0
Cum. Balance	0	0	0	0	0	0	0	0	0
Year	10	11	12	13	14	15	16	17	18
Opening Loan	375,913	361,396	345,768	328,981	310,985	291,727	271,154	249,210	225,837
Average Interest	12,723	12,205	11,649	11,051	10,411	9,727	8,997	8,219	7,390
Other Capital Receipts	0	0	0	0	0	0	0	0	0
Sales Receipts	0	0	0	0	0	0	0	0	0
Staircasing Receipts	0	0	0	0	0	0	0	0	0
Gr'd Rent Sales Rec'pts	0	0	0	0	0	0	0	0	0
Loan Repayment, Total	27,240	27,833	28,436	29,048	29,669	30,301	30,941	31,592	32,251
Closing Loan	361,396	345,768	328,981	310,985	291,727	271,154	249,210	225,837	200,976
Gross Resid'l Rent	66,223	68,209	70,256	72,363	74,534	76,770	79,073	81,445	83,889
Gross Comm'l Rent	0	0	0	0	0	0	0	0	0
Service Charges	0	0	0	0	0	0	0	0	0
Ground Rents	0	0	0	0	0	0	0	0	0
Voids	1,324	1,364	1,405	1,447	1,491	1,535	1,581	1,629	1,678
s/t	64,898	66,845	68,850	70,916	73,043	75,235	77,492	79,817	82,211
Managing Agent	0	0	0	0	0	0	0	0	0
RSL Management	18,086	18,719	19,374	20,052	20,754	21,480	22,232	23,010	23,815
Maintenance	12,402	12,836	13,286	13,751	14,232	14,730	15,246	15,779	16,332
Services Cost	0	0	0	0	0	0	0	0	0
Reinstatement Cost	0	0	0	0	0	0	0	0	0
Another Allowance	0	0	0	0	0	0	0	0	0
Major Repairs	7,170	7,457	7,755	8,066	8,388	8,724	9,073	9,436	9,813
Net Rent	27,240	27,833	28,436	29,048	29,669	30,301	30,941	31,592	32,251
<i>Net Rent + Rec'ts - Inter't</i>	<i>14,517</i>	<i>15,628</i>	<i>16,787</i>	<i>17,996</i>	<i>19,258</i>	<i>20,573</i>	<i>21,944</i>	<i>23,373</i>	<i>24,861</i>
Cashflow	0	0	0	0	0	0	0	0	0
Cum. Balance	0	0	0	0	0	0	0	0	0

East Thames Group

Rent & Sale Appraisal Summary

SDS ProVal Version 9.13 Nov-2012

Scheme Name EFDC - Marden Close

Address IG7 6ER
Funding Year 2013/2014
Local Authority Epping Forest
Scheme Description Units 10

Date 24 Jun 2013

Appraisal by georg.herrmann
Seller
Site Area (acs) 0 ha
Defaults Validation Check See validation page for details
Appraisal Version 1

Unit Details

	A	B	C	D	E	F	G	H	Total - All Units
Product Type	Social Rent	Social Rent							
Net Floor Area m ²	58	63							606
Persons	2	2							20
Units	5	5							10
Commercial?	n	n							
Market Sales Value	175,000	175,000							1,750,000
Sales % at Outset									
Yr 1 Resid'tial Rent p.w.	97.27	97.27							50,754
Yr 1 Comm'l Rent per m ²									0
Units sold at end Year									

Product Type
Net Floor Area m²
Persons
Units
Commercial?
Market Sales Value
Sales % at Outset
Yr 1 Resid'tial Rent p.w.
Yr 1 Comm'l Rent per m²
Units sold at end Year

I	J	K	L	M	N	O	P

Acquisition & Works Costs

	Total	Average per Unit	Average per Person	hr - habitable room, ac - acre, ha - hectare	nfa - net floor area, gfa - gross floor area
Acquisition	0	0	0		
Works	448,400	44,840	22,420	741 /m ² nfa	741 /m ² gfa
Total	448,400	44,840	22,420	25.62% A&W as % of Market Sales Value	

Development Subsidy

	Total	Avg'e per Res' Unit	Average per Person	% TSC
Total	0	0	0	0.00%

Other Capital Receipts (not Sales)

Lump Sums: Rec'd in Year 0
Capitalised Ground Rents, Total 0

	Total	Per Unit	Per Person	% of TSC
RSL Funding				
Receipts from Initial Sales	0			
Advance Rent Income	0			
Loan Adjustment	0			
RSL Capital Contribution	0			
Net Loan	493,864	49,386	24,693	100.0%
Total	493,864	49,386	24,693	100.0%

Total Scheme Costs

Acquisition & Works as Section B 448,400 90.8%
Development Fees as Section D 36,729 7.4%
User-defined Interest Cost 8,735 1.8%
Other Costs 0

Total Scheme Cost (TSC) 493,864

Subsidy & Other Funding

As Prod. Type	0			
Other	0			
Other Sum	0			
Total	0	0	0	0.0%

Residential Market Value 1,750,000

Commercial Market Value 0

TSC as % of Market Sales Value 28.2%

Private Finance

	Total	% of TSC	% of MSV
Total Scheme Cost	493,864	100.0%	28.2%
Development Subsidy	0		
Receipts from Initial Sales	0		
Advance Rent Income	0		
Loan Adjustment	0		
Capital Contribution at Year 1	0		
Net Loan (before sales)	493,864	100.0%	28.2%

Interest Rates	Loan A	Loan B
Loan Amounts	493,864	0
Year 1 to 45	3.50%	

Repayment Method Interest Only

Inflation & Allowances

Base Inflation Rate 2.50%

Year 1 Effective Inflation Rates & Values for Income

	Inflation Rate
Residential Tenant Rent	3.00%
Commercial Rent - n/a	
Ground Rent	2.50%
Services (Charges and Costs)	2.50%
Market Sales Values (Residential)	2.50%
Market Sales Values (Commercial) - n/a	0.00%

Year 1 Effective Inflation Rates & Values for Allowances

	Inflation Rate	Cost Per Unit, p.a.
Management	3.50%	1,327
Managing Agent	n _i	0.00%
Maintenance	3.50%	910
Reinstatement	2.50%	0
Another Allowance	2.50%	0
Major Repairs	4.00%	0
Voids	n _i	2.00%

Long Term Cashflow

Loan Repayment Method Interest Only

Peak Loan Occurs in Year 1 493,864
Revenue First Exceeds Costs Year 1
Loan Repaid by Year 25

Chosen NPV Calculation Net Rent + Cap. Val. - Loan
NPV Discount Rate 3.50%
Summarise Cashflow Results to Year 30
Capital Value of Scheme - Year 1
Capital Growth Rate p.a.
Discounted Cap. Value

	Per Unit	Per Person
Max. Annual Deficit: Year	n/a	
Capitalised Yr. 1 Net Revenue Surplus	300,549	15,027
Cum. Surplus at Year 30	216,656	10,833
NPV Net Rent + Cap. Val. - Loan	84,772	4,239
IRR	4.77%	
NPV of Net Rent Only	578,636	
NPV of All Capital Receipts	0	

Interest Total 251,906
Min. Interest Cover: Year 1 162.44%
Target Interest Cover % 115.00%
First met after Year 1 in Year 2

Last Works payment in Scheme Cashflow Dec-2014