

**Riverside Studios
AUV**

Summary Appraisal for Phase 1

REVENUE

Sales Valuation	Units	ft ²	Rate ft ²	Unit Price	Gross Sales
Private Residential	1	131,370	£1,004.00	£131,895,480	131,895,480
Parking	88	34,183	£102.97	£40,000	3,520,000
Affordable Residential	1	62,635	£230.32	£14,426,000	14,426,000
Ground Rents	1	0	£0.00	£1,484,281	1,484,281
Totals	91	228,188			151,325,761

Rental Area Summary

	Units	ft ²	Rate ft ²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Cafe Restaurant	1	13,629	£20.00	£272,580	272,580	272,580
Ground Floor Office	1	16,038	£30.00	£481,140	481,140	481,140
Gym	1	12,374	£12.00	£148,488	148,488	148,488
Cinema	1	8,955	£12.45	£111,490	111,490	111,490
Totals	4	50,996			1,013,698	1,013,698

Investment Valuation

Category	Market Rent	YP @	Rate %	MRV/Unit	Net Rent at Sale
Cafe Restaurant	272,580	YP @	6.5000%	15.3846	
(0yrs 6mths Unexpired Rent Free)		PV 0y 6m @	6.5000%	0.9690	4,063,552
Ground Floor Office	481,140	YP @	6.5000%	15.3846	
(0yrs 6mths Unexpired Rent Free)		PV 0y 6m @	6.5000%	0.9690	7,172,711
Gym	148,488	YP @	9.0000%	11.1111	
(1yr Unexpired Rent Free)		PV 1y @	9.0000%	0.9174	1,513,639
Cinema	111,490	YP @	8.0000%	12.5000	
(0yrs 6mths Unexpired Rent Free)		PV 0y 6m @	8.0000%	0.9623	1,341,013
					14,090,915

GROSS DEVELOPMENT VALUE 165,416,676

Purchaser's Costs 5.80% (772,470)
NET DEVELOPMENT VALUE 164,644,206

NET REALISATION 164,644,206

OUTLAY

ACQUISITION COSTS

Residualised Price		33,546,422	
Stamp Duty	4.00%	1,341,857	
Agent Fee	1.00%	335,464	
Legal Fee	0.50%	167,732	
			35,391,475

CONSTRUCTION COSTS

Construction	ft ²	Rate ft ²	Cost
Cafe Restaurant	13,629	£166.70	2,271,972
Ground Floor Office	22,233	£196.38	4,366,162
Private Residential	161,786	£168.92	27,328,122
Parking	34,183	£172.06	5,881,565
Affordable Residential	77,068	£131.52	10,135,983
Totals	308,899	49,983,804	49,983,804

Contingency	5.00%	3,104,888	
Demolition		943,000	
External works		382,375	
Services Infrastructure		1,151,000	
Preliminaries		7,269,720	
OHP		2,367,852	
S.106		3,636,000	
CIL		1,005,159	
			19,859,994

PROFESSIONAL FEES

Professional Fees	12.00%	7,824,317	
			7,824,317

MARKETING & LETTING

Marketing	1.50%	2,242,596	
Letting Agent Fee	15.00%	152,055	
Letting Legal Fee	10.00%	101,370	
			2,496,020

DISPOSAL FEES

Sales Agent Fee	2.00%	2,708,310	
Sales Agent Fee	1.00%	292,287	
Sales Legal Fee	0.50%	823,221	
			3,823,818

FINANCE

Debit Rate 6.75% Credit Rate 0.00% (Nominal)			
Land		6,894,731	
Construction		5,241,218	

Riverside Studios**AUV**

Other	45,495	
Total Finance Cost		12,181,444
TOTAL COSTS		131,560,872
PROFIT		33,083,334

Performance Measures

Profit on Cost%	25.15%
Profit on GDV%	20.00%
Profit on NDV%	20.09%
Development Yield% (on Rent)	0.77%
Equivalent Yield% (Nominal)	6.92%
Equivalent Yield% (True)	7.23%
	20.93%
Rent Cover	32 yrs 8 mths
Profit Erosion (finance rate 6.750%)	3 yrs 4 mths