Project Pro Forma for Merged Phases 1 2 3 4 5 6 7

Currency in £

REVENUE					
Sales Valuation	Units	m²	Rate m <sup>2</sup>	Unit Price	Gross Sales
P1 Open Market Sales	208	20,651.00	4,022.19	399,338	83,062,250
P1 Affordable Rent	62	4,680.00	2,526.11	190,681	11,822,209
P1 Intermediate	31	2,409.00	3,146.78	244,535	7,580,591
P1 First Homes	52	4,014.00	2,786.18	215,072	11,183,731
P1 Social Rent	62	4,680.00	1,852.48	139,833	8,669,620
P2 Open Market Sales	188	18,661.00	4,022.09	399,235	75,056,250
P2 Affordable Rent	56	4,229.00	2,526.06	190,763	10,682,719
P2 Intermediate	28	2,177.00	3,146.50	244,640	6,849,932
P2 First Homes	47	3,628.00	2,785.50 1,852.45	215,017	10,105,781
P2 Social Rent P3 Open Market Sales	56 203	4,229.00 20,154.00	4,022.07	139,893 399,314	7,833,994 81,060,750
P3 Affordable Rent	61	4,567.00	2,526.24	189,137	11,537,336
P3 Intermediate	30	2,351.00	3,146.71	246,598	7,397,926
P3 First Homes	51	3,918.00	2,785.67	214,005	10,914,244
P3 Social Rent	61	4,567.00	1,852.58	138,700	8,460,713
P4 Open Market Sales	210	20,900.00	4,022.15	400,300	84,063,000
P4 Affordable Rent	63	4,736.00	2,526.32	189,915	11,964,645
P4 Intermediate	32	2,438.00	3,146.81	239,748	7,671,923
P4 First Homes	53	4,063.00	2,785.74	213,556	11,318,475
P4 Social Rent	63	4,736.00	1,852.63	139,271	8,774,073
P5 Open Market Sales	188	18,661.00	4,022.09	399,235	75,056,250
P5 Affordable Rent	56	4,229.00	2,526.06	190,763	10,682,719
P5 Intermediate	28	2,177.00	3,146.50	244,640	6,849,932
P5 First Homes	47	3,628.00	2,785.50	215,017	10,105,781
P5 Social Rent	56	4,229.00	1,852.45	139,893	7,833,994
P6 Open Market Sales	105	10,450.00	4,022.15	400,300	42,031,500
P6 Affordable Rent	32	2,368.00	2,526.32	186,948	5,982,323
P6 Intermediate	16	1,219.00	3,146.81	239,748	3,835,962
P6 First Homes	26	2,031.00	2,786.43	217,663	5,659,238
P6 Social Rent	32	2,368.00	1,852.63	137,095	4,387,037
Business Park Land (Ha)	<u>20</u>	0.00	0.00	1,850,000	37,000,000
Totals	2,223	193,14 <del>8.00</del>			685,434,898
Totals					
				685,434,898	
Totals TOTAL PROJECT REVENUE					
Totals					
Totals  TOTAL PROJECT REVENUE  DEVELOPMENT COSTS					
Totals  TOTAL PROJECT REVENUE  DEVELOPMENT COSTS  ACQUISITION COSTS					
Totals  TOTAL PROJECT REVENUE  DEVELOPMENT COSTS  ACQUISITION COSTS  Residualized Price			64,645,579		
Totals  TOTAL PROJECT REVENUE  DEVELOPMENT COSTS  ACQUISITION COSTS				685,434,898	
Totals  TOTAL PROJECT REVENUE  DEVELOPMENT COSTS  ACQUISITION COSTS  Residualized Price Residualized Price (Negative land)			64,645,579 -15,701,515		
Totals  TOTAL PROJECT REVENUE  DEVELOPMENT COSTS  ACQUISITION COSTS  Residualized Price Residualized Price (Negative land)  Land Transfer Tax		193,148.00	64,645,579 -15,701,515 1,141,831	685,434,898	
Totals  TOTAL PROJECT REVENUE  DEVELOPMENT COSTS  ACQUISITION COSTS  Residualized Price Residualized Price (Negative land)  Land Transfer Tax Agent Fee		193,14 <del>8.00</del>	64,645,579 -15,701,515 1,141,831 646,456	685,434,898	
Totals  TOTAL PROJECT REVENUE  DEVELOPMENT COSTS  ACQUISITION COSTS  Residualized Price Residualized Price (Negative land)  Land Transfer Tax Agent Fee Legal Fee		193,148.00	64,645,579 -15,701,515 1,141,831 646,456 323,228	685,434,898	
Totals  TOTAL PROJECT REVENUE  DEVELOPMENT COSTS  ACQUISITION COSTS  Residualized Price Residualized Price (Negative land)  Land Transfer Tax Agent Fee		193,14 <del>8.00</del>	64,645,579 -15,701,515 1,141,831 646,456	<b>685,434,898</b> 48,944,064	
Totals  TOTAL PROJECT REVENUE  DEVELOPMENT COSTS  ACQUISITION COSTS  Residualized Price Residualized Price (Negative land)  Land Transfer Tax Agent Fee Legal Fee		193,14 <del>8.00</del>	64,645,579 -15,701,515 1,141,831 646,456 323,228	685,434,898	
Totals  TOTAL PROJECT REVENUE  DEVELOPMENT COSTS  ACQUISITION COSTS  Residualized Price Residualized Price (Negative land)  Land Transfer Tax Agent Fee Legal Fee Town Planning (Mplanning)		193,14 <del>8.00</del>	64,645,579 -15,701,515 1,141,831 646,456 323,228	<b>685,434,898</b> 48,944,064	
Totals  TOTAL PROJECT REVENUE  DEVELOPMENT COSTS  ACQUISITION COSTS  Residualized Price (Negative land)  Land Transfer Tax Agent Fee Legal Fee Town Planning (Mplanning)  CONSTRUCTION COSTS	2,223	1.00% 0.50%	64,645,579 -15,701,515 1,141,831 646,456 323,228 6,000,000	<b>685,434,898</b> 48,944,064	
Totals  TOTAL PROJECT REVENUE  DEVELOPMENT COSTS  ACQUISITION COSTS  Residualized Price (Negative land)  Land Transfer Tax Agent Fee Legal Fee Town Planning (Mplanning)  CONSTRUCTION COSTS Construction	2,223 m²	1.00% 0.50% Rate m²	64,645,579 -15,701,515 1,141,831 646,456 323,228 6,000,000	<b>685,434,898</b> 48,944,064	
Totals  TOTAL PROJECT REVENUE  DEVELOPMENT COSTS  ACQUISITION COSTS  Residualized Price (Negative land)  Land Transfer Tax Agent Fee Legal Fee Town Planning (Mplanning)  CONSTRUCTION COSTS Construction P1 Flats	2,223 m² 8,816.00 m²	1.00% 0.50% Rate m <sup>2</sup> 1,194.00 pm <sup>2</sup>	64,645,579 -15,701,515 1,141,831 646,456 323,228 6,000,000 Cost 10,526,304	<b>685,434,898</b> 48,944,064	
Totals  TOTAL PROJECT REVENUE  DEVELOPMENT COSTS  ACQUISITION COSTS  Residualized Price (Negative land)  Land Transfer Tax Agent Fee Legal Fee Town Planning (Mplanning)  CONSTRUCTION COSTS Construction P1 Flats P1 Houses	2,223 m <sup>2</sup> 8,816.00 m <sup>2</sup> 28,941.00 m <sup>2</sup>	1.00% 0.50% Rate m <sup>2</sup> 1,194.00 pm <sup>2</sup> 1,072.00 pm <sup>2</sup>	64,645,579 -15,701,515 1,141,831 646,456 323,228 6,000,000 Cost 10,526,304 31,024,752	<b>685,434,898</b> 48,944,064	
Totals  TOTAL PROJECT REVENUE  DEVELOPMENT COSTS  ACQUISITION COSTS  Residualized Price (Negative land)  Land Transfer Tax Agent Fee Legal Fee Town Planning (Mplanning)  CONSTRUCTION COSTS Construction P1 Flats P1 Houses P2 Flats	2,223 m <sup>2</sup> 8,816.00 m <sup>2</sup> 28,941.00 m <sup>2</sup> 7,966.00 m <sup>2</sup>	1.00% 0.50% Rate m <sup>2</sup> 1,194.00 pm <sup>2</sup> 1,072.00 pm <sup>2</sup> 1,194.00 pm <sup>2</sup>	64,645,579 -15,701,515  1,141,831 646,456 323,228 6,000,000  Cost 10,526,304 31,024,752 9,511,404 28,033,872 10,271,982	<b>685,434,898</b> 48,944,064	
Totals  TOTAL PROJECT REVENUE  DEVELOPMENT COSTS  ACQUISITION COSTS  Residualized Price (Negative land)  Land Transfer Tax Agent Fee Legal Fee Town Planning (Mplanning)  CONSTRUCTION COSTS  Construction P1 Flats P1 Houses P2 Flats P2 Houses P3 Flats P3 Houses	2,223 m <sup>2</sup> 8,816.00 m <sup>2</sup> 28,941.00 m <sup>2</sup> 7,966.00 m <sup>2</sup> 26,151.00 m <sup>2</sup>	1.00% 0.50% Rate m <sup>2</sup> 1,194.00 pm <sup>2</sup> 1,072.00 pm <sup>2</sup> 1,072.00 pm <sup>2</sup> 1,072.00 pm <sup>2</sup>	64,645,579 -15,701,515 1,141,831 646,456 323,228 6,000,000 <b>Cost</b> 10,526,304 31,024,752 9,511,404 28,033,872	<b>685,434,898</b> 48,944,064	
Totals  TOTAL PROJECT REVENUE  DEVELOPMENT COSTS  ACQUISITION COSTS  Residualized Price (Negative land)  Land Transfer Tax Agent Fee Legal Fee Town Planning (Mplanning)  CONSTRUCTION COSTS  Construction P1 Flats P1 Houses P2 Flats P2 Houses P3 Flats P3 Houses P4 Flats	2,223 m <sup>2</sup> 8,816.00 m <sup>2</sup> 28,941.00 m <sup>2</sup> 7,966.00 m <sup>2</sup> 26,151.00 m <sup>2</sup> 8,603.00 m <sup>2</sup> 28,243.00 m <sup>2</sup> 8,922.00 m <sup>2</sup>	1.00% 0.50% Rate m² 1,194.00 pm² 1,072.00 pm² 1,072.00 pm² 1,194.00 pm² 1,194.00 pm² 1,072.00 pm² 1,194.00 pm² 1,194.00 pm²	64,645,579 -15,701,515  1,141,831 646,456 323,228 6,000,000  Cost 10,526,304 31,024,752 9,511,404 28,033,872 10,271,982 30,276,496 10,652,868	<b>685,434,898</b> 48,944,064	
Totals  TOTAL PROJECT REVENUE  DEVELOPMENT COSTS  ACQUISITION COSTS  Residualized Price (Negative land)  Land Transfer Tax Agent Fee Legal Fee Town Planning (Mplanning)  CONSTRUCTION COSTS Construction P1 Flats P1 Houses P2 Flats P2 Houses P3 Flats P3 Houses P4 Flats P4 Houses	2,223 m <sup>2</sup> 8,816.00 m <sup>2</sup> 28,941.00 m <sup>2</sup> 7,966.00 m <sup>2</sup> 26,151.00 m <sup>2</sup> 8,603.00 m <sup>2</sup> 28,243.00 m <sup>2</sup> 8,922.00 m <sup>2</sup> 29,289.00 m <sup>2</sup>	1.00% 0.50% Rate m² 1,194.00 pm² 1,072.00 pm² 1,072.00 pm² 1,194.00 pm² 1,072.00 pm² 1,072.00 pm² 1,072.00 pm² 1,072.00 pm² 1,072.00 pm²	64,645,579 -15,701,515  1,141,831 646,456 323,228 6,000,000  Cost 10,526,304 31,024,752 9,511,404 28,033,872 10,271,982 30,276,496 10,652,868 31,397,808	<b>685,434,898</b> 48,944,064	
Totals  TOTAL PROJECT REVENUE  DEVELOPMENT COSTS  ACQUISITION COSTS  Residualized Price (Negative land)  Land Transfer Tax Agent Fee Legal Fee Town Planning (Mplanning)  CONSTRUCTION COSTS Construction P1 Flats P1 Houses P2 Flats P2 Houses P3 Flats P3 Houses P4 Flats P4 Houses P5 Flats	2,223 m <sup>2</sup> 8,816.00 m <sup>2</sup> 28,941.00 m <sup>2</sup> 7,966.00 m <sup>2</sup> 26,151.00 m <sup>2</sup> 8,603.00 m <sup>2</sup> 28,243.00 m <sup>2</sup> 8,922.00 m <sup>2</sup> 29,289.00 m <sup>2</sup> 7,966.00 m <sup>2</sup>	1.00% 0.50% Rate m² 1,194.00 pm² 1,072.00 pm² 1,072.00 pm² 1,194.00 pm² 1,072.00 pm² 1,194.00 pm² 1,194.00 pm² 1,194.00 pm² 1,194.00 pm² 1,194.00 pm²	64,645,579 -15,701,515  1,141,831 646,456 323,228 6,000,000  Cost 10,526,304 31,024,752 9,511,404 28,033,872 10,271,982 30,276,496 10,652,868 31,397,808 9,511,404	<b>685,434,898</b> 48,944,064	
Totals  TOTAL PROJECT REVENUE  DEVELOPMENT COSTS  ACQUISITION COSTS  Residualized Price (Negative land)  Land Transfer Tax Agent Fee Legal Fee Town Planning (Mplanning)  CONSTRUCTION COSTS Construction P1 Flats P1 Houses P2 Flats P2 Houses P3 Flats P3 Houses P4 Flats P4 Houses P4 Flats P4 Houses P5 Flats P5 Houses	2,223 m <sup>2</sup> 8,816.00 m <sup>2</sup> 28,941.00 m <sup>2</sup> 7,966.00 m <sup>2</sup> 26,151.00 m <sup>2</sup> 8,603.00 m <sup>2</sup> 28,243.00 m <sup>2</sup> 29,289.00 m <sup>2</sup> 7,966.00 m <sup>2</sup> 26,151.00 m <sup>2</sup>	1.00% 0.50% Rate m² 1,194.00 pm² 1,072.00 pm² 1,072.00 pm² 1,072.00 pm² 1,072.00 pm² 1,194.00 pm² 1,072.00 pm² 1,194.00 pm² 1,072.00 pm² 1,194.00 pm² 1,072.00 pm² 1,072.00 pm²	64,645,579 -15,701,515 1,141,831 646,456 323,228 6,000,000 Cost 10,526,304 31,024,752 9,511,404 28,033,872 10,271,982 30,276,496 10,652,868 31,397,808 9,511,404 28,033,872	<b>685,434,898</b> 48,944,064	
Totals  TOTAL PROJECT REVENUE  DEVELOPMENT COSTS  ACQUISITION COSTS  Residualized Price (Negative land)  Land Transfer Tax Agent Fee Legal Fee Town Planning (Mplanning)  CONSTRUCTION COSTS Construction P1 Flats P1 Houses P2 Flats P2 Houses P3 Flats P3 Houses P4 Flats P4 Houses P5 Flats P6 Houses P6 Flats	2,223 m <sup>2</sup> 8,816.00 m <sup>2</sup> 28,941.00 m <sup>2</sup> 7,966.00 m <sup>2</sup> 26,151.00 m <sup>2</sup> 8,603.00 m <sup>2</sup> 28,243.00 m <sup>2</sup> 29,289.00 m <sup>2</sup> 7,966.00 m <sup>2</sup> 26,151.00 m <sup>2</sup> 4,461.00 m <sup>2</sup>	1.00% 0.50% Rate m² 1,194.00 pm² 1,072.00 pm² 1,072.00 pm² 1,072.00 pm² 1,194.00 pm² 1,072.00 pm² 1,194.00 pm² 1,072.00 pm² 1,194.00 pm² 1,072.00 pm² 1,194.00 pm² 1,194.00 pm² 1,194.00 pm²	64,645,579 -15,701,515 1,141,831 646,456 323,228 6,000,000 Cost 10,526,304 31,024,752 9,511,404 28,033,872 10,271,982 30,276,496 10,652,868 31,397,808 9,511,404 28,033,872 5,326,434	<b>685,434,898</b> 48,944,064	
Totals  TOTAL PROJECT REVENUE  DEVELOPMENT COSTS  ACQUISITION COSTS  Residualized Price Residualized Price (Negative land)  Land Transfer Tax Agent Fee Legal Fee Town Planning (Mplanning)  CONSTRUCTION COSTS Construction P1 Flats P1 Houses P2 Flats P2 Houses P3 Flats P3 Houses P4 Flats P4 Houses P5 Flats P6 Houses P6 Flats P6 Houses	2,223 8,816.00 m <sup>2</sup> 28,941.00 m <sup>2</sup> 7,966.00 m <sup>2</sup> 26,151.00 m <sup>2</sup> 8,603.00 m <sup>2</sup> 28,243.00 m <sup>2</sup> 29,289.00 m <sup>2</sup> 7,966.00 m <sup>2</sup> 29,289.00 m <sup>2</sup> 4,461.00 m <sup>2</sup> 4,461.00 m <sup>2</sup> 14,645.00 m <sup>2</sup>	1.00% 0.50% Rate m² 1,194.00 pm² 1,072.00 pm² 1,072.00 pm² 1,072.00 pm² 1,072.00 pm² 1,194.00 pm² 1,072.00 pm² 1,194.00 pm² 1,072.00 pm² 1,194.00 pm² 1,072.00 pm² 1,072.00 pm²	64,645,579 -15,701,515 1,141,831 646,456 323,228 6,000,000 Cost 10,526,304 31,024,752 9,511,404 28,033,872 10,271,982 30,276,496 10,652,868 31,397,808 9,511,404 28,033,872 5,326,434 15,699,440	<b>685,434,898</b> 48,944,064 8,111,514	
Totals  TOTAL PROJECT REVENUE  DEVELOPMENT COSTS  ACQUISITION COSTS  Residualized Price (Negative land)  Land Transfer Tax Agent Fee Legal Fee Town Planning (Mplanning)  CONSTRUCTION COSTS Construction P1 Flats P1 Houses P2 Flats P2 Houses P3 Flats P3 Houses P4 Flats P4 Houses P5 Flats P6 Houses P6 Flats	2,223 m <sup>2</sup> 8,816.00 m <sup>2</sup> 28,941.00 m <sup>2</sup> 7,966.00 m <sup>2</sup> 26,151.00 m <sup>2</sup> 8,603.00 m <sup>2</sup> 28,243.00 m <sup>2</sup> 29,289.00 m <sup>2</sup> 7,966.00 m <sup>2</sup> 26,151.00 m <sup>2</sup> 4,461.00 m <sup>2</sup>	1.00% 0.50% Rate m² 1,194.00 pm² 1,072.00 pm² 1,072.00 pm² 1,072.00 pm² 1,194.00 pm² 1,072.00 pm² 1,194.00 pm² 1,072.00 pm² 1,194.00 pm² 1,072.00 pm² 1,194.00 pm² 1,194.00 pm² 1,194.00 pm²	64,645,579 -15,701,515 1,141,831 646,456 323,228 6,000,000 Cost 10,526,304 31,024,752 9,511,404 28,033,872 10,271,982 30,276,496 10,652,868 31,397,808 9,511,404 28,033,872 5,326,434	<b>685,434,898</b> 48,944,064	
Totals  TOTAL PROJECT REVENUE  DEVELOPMENT COSTS  ACQUISITION COSTS  Residualized Price (Negative land)  Land Transfer Tax Agent Fee Legal Fee Town Planning (Mplanning)  CONSTRUCTION COSTS  Construction P1 Flats P1 Houses P2 Flats P2 Houses P3 Flats P3 Houses P4 Flats P4 Houses P5 Flats P5 Houses P6 Flats P6 Houses P6 Flats P6 Houses Totals	2,223 8,816.00 m <sup>2</sup> 28,941.00 m <sup>2</sup> 7,966.00 m <sup>2</sup> 26,151.00 m <sup>2</sup> 8,603.00 m <sup>2</sup> 28,243.00 m <sup>2</sup> 29,289.00 m <sup>2</sup> 7,966.00 m <sup>2</sup> 29,289.00 m <sup>2</sup> 4,461.00 m <sup>2</sup> 4,461.00 m <sup>2</sup> 14,645.00 m <sup>2</sup>	1.00% 0.50% Rate m² 1,194.00 pm² 1,072.00 pm² 1,072.00 pm² 1,072.00 pm² 1,072.00 pm² 1,072.00 pm² 1,194.00 pm² 1,072.00 pm² 1,194.00 pm² 1,072.00 pm² 1,194.00 pm² 1,072.00 pm² 1,194.00 pm² 1,072.00 pm² 1,072.00 pm² 1,072.00 pm²	64,645,579 -15,701,515  1,141,831 646,456 323,228 6,000,000  Cost 10,526,304 31,024,752 9,511,404 28,033,872 10,271,982 30,276,496 10,652,868 31,397,808 9,511,404 28,033,872 5,326,434 15,699,440 220,266,636	<b>685,434,898</b> 48,944,064 8,111,514	
Totals  TOTAL PROJECT REVENUE  DEVELOPMENT COSTS  ACQUISITION COSTS  Residualized Price (Negative land)  Land Transfer Tax Agent Fee Legal Fee Town Planning (Mplanning)  CONSTRUCTION COSTS  Construction P1 Flats P1 Houses P2 Flats P2 Houses P3 Flats P3 Houses P4 Flats P4 Houses P5 Flats P5 Houses P6 Flats P6 Houses P6 Flats P6 Houses Totals  Contingency on Residential	2,223 8,816.00 m <sup>2</sup> 28,941.00 m <sup>2</sup> 7,966.00 m <sup>2</sup> 26,151.00 m <sup>2</sup> 8,603.00 m <sup>2</sup> 28,243.00 m <sup>2</sup> 29,289.00 m <sup>2</sup> 7,966.00 m <sup>2</sup> 29,289.00 m <sup>2</sup> 4,461.00 m <sup>2</sup> 4,461.00 m <sup>2</sup> 14,645.00 m <sup>2</sup>	1.00% 0.50% Rate m² 1,194.00 pm² 1,072.00 pm² 1,072.00 pm² 1,194.00 pm²	64,645,579 -15,701,515 1,141,831 646,456 323,228 6,000,000 Cost 10,526,304 31,024,752 9,511,404 28,033,872 10,271,982 30,276,496 10,652,868 31,397,808 9,511,404 28,033,872 5,326,434 15,699,440 220,266,636 6,607,999	<b>685,434,898</b> 48,944,064 8,111,514	
Totals  TOTAL PROJECT REVENUE  DEVELOPMENT COSTS  ACQUISITION COSTS  Residualized Price (Negative land)  Land Transfer Tax Agent Fee Legal Fee Town Planning (Mplanning)  CONSTRUCTION COSTS  Construction P1 Flats P1 Houses P2 Flats P2 Houses P3 Flats P3 Houses P4 Flats P4 Houses P5 Flats P5 Houses P6 Flats P6 Houses P6 Flats P6 Houses Totals	2,223 8,816.00 m <sup>2</sup> 28,941.00 m <sup>2</sup> 7,966.00 m <sup>2</sup> 26,151.00 m <sup>2</sup> 8,603.00 m <sup>2</sup> 28,243.00 m <sup>2</sup> 29,289.00 m <sup>2</sup> 7,966.00 m <sup>2</sup> 29,289.00 m <sup>2</sup> 4,461.00 m <sup>2</sup> 4,461.00 m <sup>2</sup> 14,645.00 m <sup>2</sup>	1.00% 0.50% Rate m² 1,194.00 pm² 1,072.00 pm² 1,072.00 pm² 1,072.00 pm² 1,072.00 pm² 1,072.00 pm² 1,194.00 pm² 1,072.00 pm² 1,194.00 pm² 1,072.00 pm² 1,194.00 pm² 1,072.00 pm² 1,194.00 pm² 1,072.00 pm² 1,072.00 pm² 1,072.00 pm²	64,645,579 -15,701,515  1,141,831 646,456 323,228 6,000,000  Cost 10,526,304 31,024,752 9,511,404 28,033,872 10,271,982 30,276,496 10,652,868 31,397,808 9,511,404 28,033,872 5,326,434 15,699,440 220,266,636	<b>685,434,898</b> 48,944,064 8,111,514	

Project: C:\Program Files (x86)\ARGUS Software\ARGUS Developer\Data\AVL Apps\Matt Scotts Appraisals\2202 Salt Cross Garden Village\_6 Phases\2202 ARGUS Developer Version: 7.60.000 Date: 15/02/2022

# PROJECT PRO FORMA

# **ASPINALLVERDI**

# Salt Cross Garden Village 6 Phases - 40% Cost Increase 220203\_v2

Enabling Works		3,559,998	
Section 278 Highways		5,870,002	
On-site Highways		10,382,089	
On-site Pedestrian / Cycle Routes		2,940,000	
Surface Water Drainage		8,875,002	
Foul Water Drainage		6,450,000	
Utilities		4,949,998	
Landscape & Nature Conservation		20,962,194	
Site Preliminaries		6,398,929	
Infrastructure professional fees		8,686,880	
Local Authority Fees		400,002	
Plot Related Items		36,033,454	
Allowance for Risk		17,326,282	
S106		93,200,334	
			254,669,827
PROFESSIONAL FEES			
Residential Professional Fees	8.00%	17,621,331	
			17,621,331
MARKETING & LEASING			
Marketing	2.00%	9,992,345	
			9,992,345
DISPOSAL FEES			
Sales Agent Fee	1.00%	4,773,300	
Sales Legal Fee	0.50%	3,427,174	
			8,200,474

**FINANCE** Debit Rate 6.250%, Credit Rate 0.000% (Nominal)

**Total Finance Cost** 

**TOTAL COSTS** 573,820,017

**PROFIT** 

111,614,881

6,013,825

### **Performance Measures**

**IRR** 25.24%

# **Table of Land Cost and Gross Development Value**

	Sales: Rate pm <sup>2</sup>												
		Sales: R											
Construction: Rate pm <sup>2</sup>	-10.000%	-5.000%	0.000%	+5.000%	+10.000%								
-10.000%	(£15,079,885)	(£44,630,292)	(£73,746,056)	(£102,514,760)	(£131,204,168)								
	£620,591,408	£653,013,153	£685,434,898	£717,856,643	£750,278,388								
-5.000%	(£2,387,642)	(£32,091,063)	(£61,394,207)	(£90,238,924)	(£118,947,132)								
	£620,591,408	£653,013,153	£685,434,898	£717,856,643	£750,278,388								
0.000%	£10,397,290	(£19,505,252)	(£48,944,064)	(£77,946,497)	(£106,674,007)								
	£620,591,408	£653,013,153	£685,434,898	£717,856,643	£750,278,388								
+5.000%	£23,267,355	(£6,858,118)	(£36,436,319)	(£65,628,638)	(£94,399,641)								
	£620,591,408	£653,013,153	£685,434,898	£717,856,643	£750,278,388								
+10.000%	£36,209,904	£5,853,828	(£23,888,960)	(£53,243,244)	(£82,120,281)								
	£620,591,408	£653,013,153	£685,434,898	£717,856,643	£750,278,388								

# **Sensitivity Analysis: Assumptions for Calculation**

## Sales: Rate pm<sup>2</sup>

Original Values are varied by Steps of 5.000%.

Heading	Phase	Rate	No. of Steps
P1 Open Market Sales	1	£4,022.19	2 Up & Down
P1 Affordable Rent	1		2 Up & Down
P1 Intermediate	1		2 Up & Down
P1 First Homes	1	£2,786.18	2 Up & Down
P1 Social Rent	1		2 Up & Down
P2 Open Market Sales	2	£4,022.09	2 Up & Down
P2 Affordable Rent	2	£2,526.06	2 Up & Down
P2 Intermediate	2	£3,146.50	2 Up & Down
P2 First Homes			2 Up & Down
P2 Social Rent	2	£1,852.45	2 Up & Down
P3 Open Market Sales	3	£4,022.07	2 Up & Down
P3 Affordable Rent	3	£2,526.24	2 Up & Down
P3 Intermediate	3	£3,146.71	2 Up & Down
P3 First Homes	3	£2,785.67	2 Up & Down
P3 Social Rent			2 Up & Down
P4 Open Market Sales	4	£4,022.15	2 Up & Down
P4 Affordable Rent	4	£2,526.32	2 Up & Down
P4 Intermediate	4	£3,146.81	2 Up & Down
P4 First Homes	4	£2,785.74	2 Up & Down
P4 Social Rent			2 Up & Down
P5 Open Market Sales			2 Up & Down
P5 Affordable Rent			2 Up & Down
P5 Intermediate	5	£3,146.50	2 Up & Down
P5 First Homes	5	£2,785.50	2 Up & Down
P5 Social Rent	5	£1,852.45	2 Up & Down
P6 Open Market Sales			2 Up & Down
P6 Affordable Rent			2 Up & Down
P6 Intermediate			2 Up & Down
P6 First Homes			2 Up & Down
P6 Social Rent	6	£1,852.63	2 Up & Down

#### Construction: Rate pm²

Original Values are varied by Steps of 5.000%.

Heading	Phase	Rate	No. of Steps
P1 Flats	1	£1,194.00	2 Up & Down
P1 Houses	1	£1,072.00	2 Up & Down
P2 Flats	2	£1,194.00	2 Up & Down
P2 Houses	2	£1,072.00	2 Up & Down
P3 Flats	3	£1,194.00	2 Up & Down
P3 Houses	3	£1,072.00	2 Up & Down
P4 Flats	4	£1,194.00	2 Up & Down
P4 Houses	4	£1,072.00	2 Up & Down
P5 Flats	5	£1,194.00	2 Up & Down
P5 Houses	5	£1,072.00	2 Up & Down
P6 Flats	6	£1,194.00	2 Up & Down
P6 Houses	6	£1,072.00	2 Up & Down

Project Timescale	
Project Start Date	Jul 2025
Project End Date	Nov 2039
Project Duration (Inc Exit Period)	173 months

#### **All Phases**



#### 1. Phase 1

	Start Date	Duration	End Date	Jul 25	Jul 30	Jul 35	
Project	Jul 2025	173	Nov 2039		4	· ·	
				1	-		1
Purchase	Jul 2025	0 Month (s)		1	1	-	- 1
Pre-Construction	Jul 2025	6 Month (s)	Dec 2025				
Construction	Jan 2026	42 Month (s)	Jun 2029				
Post Development	Jul 2029	0 Month (s)			1	į	į
Letting	Jul 2029	0 Month (s)		-	1	1	1
Income Flow	Jul 2029	0 Month (s)			1	-	1
Sale	Jul 2026	42 Month (s)	Dec 2029				
Cash Activity	Jul 2025	54 Month (s)	Dec 2029				
				1	61	121	

## 2. Phase 2

	Start Date	Duration	End Date	Jul 25	Jul 30	Jul 35	
Project	Jul 2025	173	Nov 2039		4		
							-
Purchase	Sep 2029	0 Month (s)			1		1
Pre-Construction	Sep 2029	0 Month (s)			1		1
Construction	Sep 2029 2	3 Month (s)	Jul 2031				
Post Development	Aug 2031	0 Month (s)			1		
Letting	Aug 2031	0 Month (s)			1		
Income Flow	Aug 2031	0 Month (s)			1 1		
Sale	Jan 2030 2	3 Month (s)	Nov 2031				1
Cash Activity	Sep 2029 2	7 Month (s)	Nov 2031				
				1	61	121	

## 3. Phase 3

	Start Date	Duration	End Date	Jul 25	Jul 30	Jul 35	
Project	Jul 2025	173	Nov 2039				
Purchase	Sep 2031	0 Month (s)		-	1		i
Pre-Construction	Sep 2031	0 Month (s)		-	1		1
Construction	Sep 2031	24 Month (s)	Aug 2033				
Post Development	Sep 2033	0 Month (s)				1	
Letting	Sep 2033	0 Month (s)				1	
Income Flow	Sep 2033	0 Month (s)				1	i
Sale	Jan 2032	24 Month (s)	Dec 2033	-			1
				-			- 1
Cash Activity	Sep 2031	28 Month (s)	Dec 2033				
				1	61	121	

# 4. Phase 4

	Start Date	Duration	End Date	Jul 25	Jul 30	Jul 35	
Project	Jul 2025	173	Nov 2039		4		
				-			
Purchase	Sep 2033	0 Month (s)		1		1	
Pre-Construction	Sep 2033	0 Month (s)				1	
Construction	Sep 2033 2	4 Month (s)	Aug 2035				
Post Development	Sep 2035	0 Month (s)				)	
Letting	Sep 2035	0 Month (s)		-		1	
Income Flow	Sep 2035	0 Month (s)		-		1	
Sale	Jan 2034 2	4 Month (s)	Dec 2035				
Cash Activity	Sep 2033 2	8 Month (s)	Dec 2035				
				1	61	121	

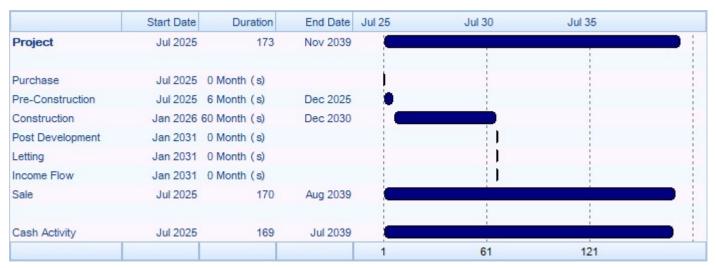
## 5. Phase 5

	Start Date	Duration	End Date	Jul 25	Jul 30	Jul 35	
Project	Jul 2025	173	Nov 2039			4	
					1		
Purchase	Sep 2035	0 Month (s)				3	
Pre-Construction	Sep 2035	0 Month (s)				1	
Construction	Sep 2035	23 Month (s)	Jul 2037				)
Post Development	Aug 2037	0 Month (s)					1
Letting	Aug 2037	0 Month (s)					1
Income Flow	Aug 2037	0 Month (s)		-			1
Sale	Jan 2036	23 Month (s)	Nov 2037	1			
Cash Activity	Sep 2035	27 Month (s)	Nov 2037				
				1	61	121	

#### 6. Phase 6

	Start Date	Duration	End Date	Jul 25	Jul 30	Jul 35	
Project	Jul 2025	173	Nov 2039		4		
				-			
Purchase	Sep 2037	0 Month (s)		1		i !	1
Pre-Construction	Sep 2037	0 Month (s)		-	1	1	1
Construction	Sep 2037	23 Month (s)	Jul 2039				
Post Development	Aug 2039	0 Month (s)					1
Letting	Aug 2039	0 Month (s)				1	1
Income Flow	Aug 2039	0 Month (s)		-	1	1 1	1
Sale	Jan 2038	23 Month (s)	Nov 2039	1	1	1	
Cash Activity	Sep 2037	27 Month (s)	Nov 2039				
				1	61	121	

## 7. Phase 1 - Business Park Emp Land



PROJECT NOTES ASPINALLVERDI

Salt Cross Garden Village 6 Phases - 40% Cost Increase 220203\_v2

**NOTES** 

Floorspace schedule - 220211 Salt Cross Accommodation Schedule\_v10 v2 Created to reflect CH Timescales 40% Cost Increase Version.

Based on:

Salt Cross AAP

CH reworking of GT cost plan version 3\_Sensitivity Testing.

This version considers a 40% cost increase for the S106 Western Roundabout and Underpass items. These were taken from CH reworking of GT cost plan version 1.

Appraisal based on RS's 210202 Salt Cross Garden Village\_v8 appraisal. Modified to include 6no. phases.