

APPRAISAL SUMMARY



SUMNER SITE B

START ON SITE	24/10/2016
COMPLETION	01/10/2018

PROJECT MANAGER	AKPO-TEYE, ALFRED
DATE PRINTED	14/11/2016
MODEL VERSION	V1.02
AUDIT	TRUE

UNIT DETAILS

RESIDENTIAL UNIT DETAILS	UNITS
SOCIAL RENT	0
AFFORDABLE RENT	0
MARKET RENT	0
SHARED OWNERSHIP	0
PRIVATE SALE	42
TOTAL	42

COMMERCIAL UNITS	NUMBER OF UNITS
	0
	0
	0
	0
TOTAL	0

COSTS & FUNDING

SCHEME COSTS	
ACQUISITIONS	£0
WORKS COSTS	£9,713,467
ON-COSTS	£2,818,311
TOTAL SCHEME COST	£12,531,778

SCHEME BENCHMARKS	
WORKS COST PER M2	£2,800
TOTAL COST PER UNIT	£298,376
TOTAL SUBSIDY PER UNIT	£0
COST/VALUE RATIO	73.71%

SCHEME FUNDING	
GLA / HCA GRANT	£0
DISCOUNTED LAND	£0
S106 CONTRIBUTIONS	£0
RIGHT TO BUY RECEIPTS	£0
OTHER FUNDING 1	£0
OTHER FUNDING 2	£0
OTHER FUNDING 3	£0
SALES INCOME	£17,002,000
LONG TERM BORROWING REQUIREMENT	-£4,470,222
TOTAL FUNDING	£12,531,778

FINANCIAL PERFORMANCE

FINANCIAL PERFORMANCE	
NET PRESENT VALUE (NPV)	£4,707,013
INTERNAL RATE OF RETURN (IRR)	NO IRR

MORTGAGE REPAYMENT YEAR	1
CASH DEFICIT PER UNIT YEAR 1	£12,972
CAPITAL NEEDED FOR INTEREST COVER	£4,610,222

APPROVAL

PRINT NAME & JOB TITLE	SIGNATURE
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