

Seagate Rd, Long Sutton
H11-0017-25
Viability appraisal
DN-1191

Development Pro Forma
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ARGUS Software
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PROJECT PRO FORMA**ARGUS SOFTWARE**

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Project Pro Forma for Phase 1**Currency in £****REVENUE**

Sales Valuation	Units	mSales	Rate m²	Unit Pric	Gross Sales
Already Sold - 2 storey	10	1,983.00	2,311.90	458,450	4,584,500
Already Sold - Bungalow	9	1,098.00	3,040.07	370,889	3,338,000
Already Sold - Affordable	45	3,209.40	2,848.89	203,183	9,143,229
Remaining - 2 storey	83	12,751.00	2,535.25	389,482	32,326,990
Remaining - bungalows	37	4,830.00	3,274.94	427,513	<u>15,817,975</u>
Totals	184	23,871.40			65,210,694

TOTAL PROJECT REVENUE**65,210,694****DEVELOPMENT COSTS****ACQUISITION COSTS**

Residualized Price (4.29 Ha @ 1,250,099.20 /Hect)		5,362,926	
SDLT		5,362,926	257,646
Effective Land Transfer Tax Rate	4.80%		
Legal Fee	0.75%	40,222	
			297,868

CONSTRUCTION COSTS

Construction	mBuild	Rate m²	Cost
Already Sold - 2 storey	1,983.00	1,236.00	2,450,988
Already Sold - Bungalow	1,098.00	1,430.00	1,570,140
Already Sold - Affordable	3,209.40	1,236.00	3,966,818
Remaining - 2 storey	12,751.00	1,276.00	16,270,276
Remaining - bungalows	4,830.00	1,472.00	<u>7,109,760</u>
Totals	23,871.40 m²		31,367,982
Contingency		3.00%	1,138,709
Garages - single			315,000
Garages - double			1,789,000
Abnormals			3,430,238
Education			1,059,753
Health			97,851
Travle plan			5,000
			39,203,533

Externals

Externals		4,484,978
		4,484,978

PROFESSIONAL FEES

Professional fees	5.50%	2,087,633
		2,087,633

DISPOSAL FEES

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Sales Agent Fee	3.00%	1,682,024	
Sales Legal Fee	184.00 un	750.00 /un	138,000
			1,820,024

TOTAL COSTS BEFORE FINANCE **53,256,961**

FINANCE

Timescale	Duration	Commences
Construction	54	Jan 2024
Sale	55	Jun 2024
Total Duration	60	

Debit Rate 8.000%, Credit Rate 3.000% (Nominal)

Total Finance Cost **1,591,754**

TOTAL COSTS **54,848,716**

PROFIT

10,361,978

Performance Measures

Profit on Cost%	18.89%
Profit on GDV%	15.89%
Profit on NDV%	15.89%