

Stour Road Dudley

14/04/2021

70% LTV GDV @

Site with Planning consent 14 Units

1 month lead in + 12 months build + 2 months sales - 14 month term



	Plot	Qty	Accom Type	m2	GIA ft2	£/m2	Value
		14	Units	551		4063.158	2238800.00
Gross Development Value (GDV)		<u>Freehold</u> <u>14</u>		<u>551</u>	<u>0</u>		<u>2,238,800</u>
Commissions on Sales	@			1%			22,388
Sales & Marketing Budget	@			0.25%			5,597
Sales Conveyancing	@			6	500		3,000
							30,985
Net Development Value (NDV)							2,207,815
Purchase Costs							
Price of Site						Asking	775,000
Legal, Disbursements & Indemnities						TBC	
Legal Fees Funder						TBC	
Valuation Fee						TBC	
Agent Fee-in	@			0%		TBC	
Stamp duty (Resi / Commercial)							6,000
Land Registry Fee	inc						
Total Purchase Costs							781,000
Building Costs							
Direct Build cost New Build GIA				551.0		1150	633,650
Direct Build cost Common area	inc						
Direct Build cost Basement Parking	inc						
Direct Build cost Lift	inc						
Remediation	@						
Defects Warranty Insurance	@			14	3000		42,000
Car Park	@						
Total Construction cost for Consultant fee calculation							675,650
Design Team Construction Fees	@			10%			67,565
Bank Monitoring Surveyor Initial report (Bank name here)	@		1	item			2,800
Bank Monitoring Surveyor	@		£850	pcm	10		8,500
Contingency	@			10.0%			67,565
Total Build Cost							822,080
Additional Fees & Surveys i.e. Asbestos, Flood Risk, etc				2%		TBC	13,513
Local Council Contributions - Section 106				2%		TBC	13,513
Local Council Contributions - Section 278, 38, CIL, etc				2%		TBC	16,442
All Costs to Planning	inc						0
Total Development Costs (Less Marketing)							1,646,548
Profit Before Finance Costs							561,267
Finance Cost							
Bank Borrowing at 70% of Total Development Cost				70%	1,152,583		
Equity Borrowing at 30% of Total Development Cost				30%	493,964		
Bank Interest at 8.5%				8.5%	97,970		
Equity Interest at 0%				0%	0		
Total Loan Value Inc Interest					1,744,517		
Agreed Net loan facility					1,744,517		
Total Interest Cost (rolled up)							97,970
Arrangement/Broker Fee				1%	1,842,487		17,445
Bank Administration Fee							1000
Exit Fee				2%	1,842,487		23,031
Total Finance Cost							139,446
Profit as %GDV Including Finance Cost							1,785,993
Profit After Finance Costs							421,822
Profit as a % of GDV							19%

Build rate taken from our professional database.

Asking
TBC
TBC
TBC
TBC