

1 Outline Details		
Seller Name - Agent	Savills Estate Agent	
Purchase Price	£1,325,000	
Planning Status	To be approved	
Site Timescale	14 Months	
Development Timescale	1 Year	
2 Acquisition Costs	£	Rate
Purchase Price	£1,325,000	
Stamp Duty	£53,000	
Site Find Fee	£26,500	
Legal Fees	£10,000	
Sub Total	£1,414,500	
3 Development Costs	£	Rate
Building Costs	£1,550,000	
Demolition	£100,000	
Roads		
Misc / Show House		
Sub Total	£1,650,000	
4 Professional Fees	£	Rate
Architects Fees	£6,000	
Quantity Surveyor Fees, Building Regulations and Legal Fees	£55,000	
Right of Way Project Management		
Sub Total	£61,000	
5 Other Costs	£	Rate
Site Investigations		
Planning Fees		
Building Control Fees	£100,000 (All	
NHBC	other costs)	
Electricity		
Water Connection		
Sub Total	£100,000	
6 Finance Costs	£	Rate
Site		
Building	£400,000	
Sub Total	£400,000	
7 Letting / Sales Costs	£	Rate
Agents Fees Sales	£50,000	
Advertising / Promotion	£20,000	
Sub Total	£70,000	

Project Income Analysis						
Unit Type	A	B	C	D	E	Sub Totals
Sq Ft						0
Sale Price	£5,000,000					£5,000,000
Qty	1					1

Finance Requirement			Rate	£	Total £
Deposit Requirement Site					
Deposit Requirement Development					
Balance Required from Lender Site					
Balance Required from Lender Development					
Gross Development Costs Less Finance Changes					

Summary of Results	
Site Acquisition Costs	£1,414,500
Development Costs	£1,650,000
Professional Costs	£61,000
Other Costs	£100,000
Finance Costs	£400,000
Letting Sales Costs	£70,000
Gross Development Costs	£3,695,500
Projected Income sales	£5,000,000
Project Return	£1,304,500
Percentage Return	35

Heath House Property Syndicate
Cost Analysis