

Client: Ecoscape UK Ltd
Local Authority: Bury Council
Planning Application No: TBA
Financial Viability Appraisal: 100% Open market Sale

The Former Travis Perkins Site
Lawrence Street
Bury
BL9 9SN
ET Planning Reference: ETP240975

Client: Ecoscape UK Ltd
 Local Authority: Bury Council
 Planning Application No: TBA

Project Pro Forma for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	ft²	Sales Rate ft²	Unit Price	Gross Sales
4 Bed - Town House	10	13,990	250.18	350,000	3,500,000

TOTAL PROJECT REVENUE **3,500,000**

DEVELOPMENT COSTS

ACQUISITION COSTS

Residualized Price			42,474		
				42,474	
Legal Fee		0.50%	212		
Survey			1,000		
				1,212	

CONSTRUCTION COSTS

Construction	ft²	Build Rate ft²	Cost		
4 Bed - Town House	13,990	173.92	2,433,100		
				2,433,100	

PROFESSIONAL FEES

Professional Fees		10.00%	243,310		
				243,310	

DISPOSAL FEES

Marketing		1.00%	35,000		
Sales Agent Fee		1.50%	52,500		
				87,500	

MISCELLANEOUS FEES

Developer's Profit		17.50%	612,500		
				612,500	

TOTAL COSTS BEFORE FINANCE **3,420,096**

FINANCE

Debit Rate 8.000%, Credit Rate 0.000% (Nominal)

Land			3,217		
Construction			76,687		
Total Finance Cost				79,904	

TOTAL COSTS **3,500,000**

PROFIT

0

Performance Measures

Profit on Cost%	0.00%
Profit on GDV%	0.00%
Profit on NDV%	0.00%
IRR% (without Interest)	6.67%
Profit Erosion (finance rate 8.000)	N/A