

Townhead Offices Conversion

Revised financial appraisal

Prepared by Hallmark Ltd

- 1 Construction costs: After careful examination of the detailed information provided, we have determined the estimated construction costs to be £838,250.21. This figure is based on a thorough assessment of various factors, including the project scope and specifications.
- 2 External works: The revised appraisal accounts for external works, which have been evaluated and estimated at £8,500.00. These costs have been reduced significantly due to the reduced scope of works.
- 3 Utilities Costs: Our assessment indicates that the anticipated utilities costs for the development amount to £106,000.00.
- 4 Professional costs: In our revised appraisal, we have allocated £50,805.01 towards professional fees. This amount corresponds to 6% of the total development cost and reflects the expertise and specialized services required for the successful execution of the project.
- 5 Marketing costs: At present, no specific information regarding marketing costs has been provided. Therefore, we have left this field blank in the revised appraisal.
- 6 Finance costs: The financing details provided by RBC Finance are as follows:
RBC loan: £20,000.00 (inclusive of RBC loan costs)
Bank finance costs: £52,097.51, calculated at a 7% Annual Percentage Rate (APR).
These costs reflect the financial considerations associated with the project.
- 7 Acquisition cost: We have verified and confirmed the acquisition cost to be £426,000.00. This amount encompasses the expenses incurred during the acquisition of the property.
- 8 Stamp duty: The agreed-upon stamp duty for the development amounts to £10,200.00. This figure has been diligently accounted for in the revised appraisal.
- 9 Based on the aforementioned adjustments, the total development cost has been recalculated to be £1,511,852.74. This comprehensive figure encompasses all the pertinent expenses and factors associated with the project.
- 10 The revised appraisal provides the capital values for the developed units as follows:
 - 2 Bed: £880,000.00
 - 1 Bed: £540,000.00
- 11 **As a result, there is currently a deficit of £ 91,852.74.**

These capital values serve as valuable indicators of the potential worth and market value of the developed units.