

Property Project Financial Analysis
14 New Flats, 5 x 1 bed, 8 x 2 bed and 1 x 3 bed.

ITEMS	DETAILS	PERCENT/ PERIOD	WORST SCENARIO GBP £	
PURCHASE	Site		950,000	
	Stamp Duty	4.00%	38,000	
	Finders Fees -	2.00%	19,000	
	LEGAL FEES	0.25%	2,375	
	SECTION (Section 106)		27,085	
	VAT	20.00%		
	GROSS SITE COST			1,036,460
DEVELOPMENT COST	Building Cost		1,225,000	
	Lift		38,000	
	External Works		24,000	
	Demolition		90,000	
	BPL Insurance		35,000	
	Architect Fees/Structural		60,000	
	Building Regulations Fees		10,600	
	Asbestos Removal		15,000	
	Carpets and Wardrobes		20,000	
	Insurance		6,000	
	VAT at 5% on office to residential + 20% on professional fees			
	TOTAL CONSTRUCTION COST			1,523,600
	TOTAL SITE & CONSTRUCTION COST			2,560,060
FINANCE COST	Debt to Total Cost Percentage %	60.00%		
	Annual Bank Rate of Interest	4.50%		
	Site Finance Cost	13	30,316	
	Construction Finance Cost	12	20,569	
	Sales Void/Provisional Period to Complete Sale Cost	6	34,561	
	TOTAL FINANCE COST			85,446
	TOTAL PROJECT COST		2,645,506	
SALES VALUE	COMPLETED VALUE		3,426,655	
LESS SALES COST	Legal Fees	0.25%	6,614	
	Estate Agents Selling Fees	2.00%	68,533	
	VAT	20.00%		
	TOTAL SALES COST			75,147
RESIDUAL PROFIT	NET PROFIT		706,002	
	max	20%	141,200 706,002	
	AS % OF COST		26.69%	
	AS % OF EQUITY		66.72%	
	AS % OF EQUITY ANNUALIZED		50.04%	
EQUITY		40.00%	1,058,202	
DEBT		60.00%	1,587,304	
EQUITY REQUIRED			1,143,648	