

MAGNET

CAPITAL

DEVELOPMENT APPRAISAL



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1: PROJECT DETAILS

Planning reference:

Postcode:

☐ New build ☐ Conversion ☐ Refurbishment ☐ Mixed

☐ Full planning ☐ Permitted development ☐ Pending

2: ACCOMMODATION SCHEDULE

Group identical units using Qty

GDV per unit (£): Line GDV (£):

NIA totals are per-unit NIA $\times$ Qty. Line GDV and totals calculate automatically.

3: ACQUISITION COSTS

	Amount (£):
Purchase price	
Stamp duty (SDLT)	
Legal fees	
Agent / acquisition fees	
Survey & valuation	
Other acquisition costs	
TOTAL ACQUISITION COSTS	

4: BUILD COSTS

	Amount (£):
Main construction (contract sum excl. items below)	
Preliminaries	
Demolition & site clearance	
Abnormal costs (e.g. piling, remediation)	
Utilities & services connections	
External works & landscaping	
Other build costs	
BUILD COSTS SUBTOTAL	
Contingency of build costs	
TOTAL BUILD COSTS	
Less: works spent to date (build costs already incurred)	
REMAINING BUILD COSTS	

5: PROFESSIONAL FEES & STATUTORY COSTS

	Amount (£):
Professional fees (architect, QS, engineers, PM, other consultants)	
S106 contributions	
CIL	
Build warranty	
Building control	
Insurance (site / contract works)	
TOTAL FEES & STATUTORY COSTS	
Less: fees & statutory costs spent to date	
REMAINING FEES & STATUTORY COSTS	

6: SALES COSTS

		Amount (£):
Agent fees		of GDV
Legal fees		of GDV
Marketing (incl. show home / CGIs)		
TOTAL SALES COSTS		

7: APPRAISAL SUMMARY

Calculated automatically

Gross development value (GDV)	
Acquisition costs	
Build costs (incl. contingency)	
Professional fees & statutory costs	
TOTAL DEVELOPMENT COSTS	
(excluding sales and finance costs)	
Sales costs	
Less: build works spent to date	
Remaining build costs	
Less: fees & statutory costs spent to date	
Remaining fees & statutory costs	

PROFIT BEFORE FINANCE (£)

PROFIT ON GDV (%)

PROFIT ON COST (%)

Build cost £/sq ft	
Professional fees as % of build costs	
GDV £/sq ft	

Magnet Capital will calculate finance costs based on the facility terms.

8: PROGRAMME

Purchase / acquisition date:	Target commencement on site date:
Build period (months):	Practical completion:
Sales / exit period (months):	Exit strategy:
	☐ Sale ☐ Refinance ☐ Mixed

9: DELIVERY & EVIDENCE

Build route:

- ☐ Fixed-price main contract (JCT D&B or similar) ☐ Own construction company
☐ Self-managed trades

Contractor name (if appointed):

Build cost basis:

- ☐ QS cost plan ☐ Contractor tender / quote ☐ Own estimate

GDV basis:

- ☐ Agent's valuation ☐ RICS valuation ☐ Own comparables

Site status:

- ☐ Owned ☐ Exchanged ☐ Under offer ☐ Not yet secured

10: ASSUMPTIONS & ADDITIONAL INFORMATION

Key assumptions:

11: DECLARATION

- By signing this Development Appraisal, I confirm that the figures provided are my own estimates, prepared in good faith and to the best of my knowledge and belief, and that I am not aware of any matter that would materially affect them.
- I understand that Magnet Capital will rely on this appraisal in assessing the application, that it may verify the figures with its valuer, monitoring surveyor and other advisers, and that its own assessment of costs and values may differ.

Signature:

Print name:

Date: