

Salem Street
South Shields
Viability appraisal

Development Pro Forma
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Salem Street
South Shields
Viability appraisal

Project Pro Forma for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	mSales Rate	m ² Unit Price	Gross Sales
Market Value	16	1,066.00	2,336.27	155,654
First Homes	<u>2</u>	<u>122.00</u>	1,617.00	98,637
Totals	18	1,188.00		2,687,734

TOTAL PROJECT REVENUE

2,687,734

DEVELOPMENT COSTS

ACQUISITION COSTS

Residualized Price (Negative land)	(32,010)
	(32,010)

CONSTRUCTION COSTS

Construction

	m ²	Build Rate	m ²	Cost
Market Value	1,066.00	1,191.64		1,270,288
First Homes	<u>122.00</u>	<u>1,191.64</u>		<u>145,380</u>
Totals	1,188.00 m²			1,415,668

Contingency		4.50%		73,707
Part L & F	18.00 un	5,000.00 /un		90,000
Abnormals	0.27 ha	300,000.00 /ha		81,000
Car charging points	18.00 un	1,000.00 /un		18,000
Transport	18.00 un	1,000.00 /un		18,000
M4(2)	18.00 un	1,500.00 /un		27,000
M4(3)				26,000
Bio diversity Net Gain	0.30 ha	30,000.00 /ha		9,000
Education (average allowance)	18.00 un	5,000.00 /un		90,000
Open space	18.00 un	500.00 /un		9,000
Externals		7.50%		114,275
				555,983

PROFESSIONAL FEES

Professional fees		7.00%		114,656
				114,656

DISPOSAL FEES

Sales Agent Fee		2.00%		53,755
Sales Legal Fee	18.00 un	800.00 /un		14,400
				68,155

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TOTAL COSTS BEFORE FINANCE **2,122,451**

FINANCE

Timescale	Duration	Commences
Pre-Construction	3	Oct 2023
Construction	12	Jan 2024
Sale	12	Sep 2024
Total Duration	23	

Debit Rate 8.00%, Credit Rate 0.00% (Nominal)

Total Finance Cost **81,490**

TOTAL COSTS **2,203,942**

PROFIT**483,792****Performance Measures**

Profit on Cost%	21.95%
Profit on GDV%	18.00%
Profit on NDV%	18.00%