

Gladedale Special Projects Ltd

Development Appraisal

Jolly Boatman & Hampton Court Station

QFT

Hampton Court Way
East Molesey

Report Date 9/15/2008

Prepared by Paul Lemar

Jolly Boatman & Hampton Court Station
QFT

Project Pro Forma for Merged Parts 1 2 3 4 5 6 7 8 9

REVENUE

Sales Valuation	ft ²	Rate ft	Gross Unit Sales	
Mews Maisonettes	5,650	£450.00	2,542,500	
Ground Floor 1 bed	3,054	£450.00	1,374,300	
Ground Floor 2 bed	1,356	£450.00	610,200	
First Floor 1 bed	990	£500.00	495,000	
First Floor 2 bed	4,176	£500.00	2,088,000	
Second Floor 1 bed	990	£550.00	544,500	
Second Floor 2 bed	4,176	£550.00	2,296,800	
Third Floor 2 bed	3,164	£600.00	1,898,400	
RS&G Build	34,531	£100.00	3,453,100	
Hotel - FF&E	34,843	£287.00	10,000,000	
Ground Floor Retail	2,530	£200.00	506,000	
First Floor 1 bed	2,380	£450.00	1,071,000	
First Floor 2 bed SO	5,334	£314.58	1,677,991	
First Floor 3 bed	1,076	£450.00	484,200	
Second Floor 1 bed	2,376	£450.00	1,069,200	
Second Floor 2 bed	5,334	£450.00	2,400,300	
Second Floor 3 bed	1,076	£450.00	484,200	
Third Floor 1 bed	1,689	£450.00	760,050	
Third Floor 2 bed	5,520	£450.00	2,484,000	
Totals	<u>120,245</u>		<u>36,239,741</u>	36,239,741

Total Sales Budget	4.00%	(1,311,466)	(1,311,466)
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Additional Revenue

RS&G Deposit		303,750	
RS&G Land Payment		5,771,250	
RS&G Management Fee	5.00%	196,827	
RS&G Contractors Profit	3.00%	118,096	
			6,389,923

TOTAL PROJECT REVENUE

41,318,198

DEVELOPMENT COSTS

ACQUISITION COSTS

Land Cost (3.50 Acres £1,285,714.29 pAcre)		4,500,000	
Land Transfer Tax	4.00%	180,000	
Fixed DCC		144,800	
Survey		50,000	
			4,874,800

CONSTRUCTION COSTS

Construction	Units	Unit Amount	Cost
Ramp	1 unit at	£500,000	500,000
Storm Cells	1 unit at	£201,500	201,500
Public Realm	1 unit at	£500,000	500,000
Totals			<u>1,201,500</u>

**Jolly Boatman & Hampton Court Station
QFT**

	ft ²	Rate ft ²	Cost	
Car park	131,911	£46.70	6,160,000	
Mews Maisonettes	5,650	£95.00	536,750	
Ground Floor 1 bed	3,390	£95.00	322,050	
Ground Floor 2 bed	1,500	£95.00	142,500	
First Floor 1 bed	1,100	£95.00	104,500	
First Floor 2 bed	4,638	£95.00	440,610	
Second Floor 1 bed	1,100	£95.00	104,500	
Second Floor 2 bed	4,620	£95.00	438,900	
Third Floor 2 bed	3,504	£95.00	332,880	
RS&G Build	34,531	£100.00	3,453,100	
Hotel - FF&E	34,843	£180.00	6,271,740	
Ground Floor Retail	2,530	£70.00	177,100	
First Floor 1 bed	2,640	£95.00	250,800	
First Floor 2 bed SO	5,915	£95.00	561,925	
First Floor 3 bed	1,190	£95.00	113,050	
Second Floor 1 bed	2,640	£95.00	250,800	
Second Floor 2 bed	5,915	£95.00	561,925	
Second Floor 3 bed	1,190	£95.00	113,050	
Third Floor 1 bed	1,875	£95.00	178,125	
Third Floor 2 bed	6,090	£95.00	578,550	
Totals	<u>256,772</u>		<u>21,092,855</u>	22,294,355
Contingency		5.00%	343,075	
Contingency		5.00%	26,838	
Contingency		5.00%	94,297	
Contingency		5.00%	172,655	
Contingency		5.00%	313,587	
Contingency		5.00%	139,266	
Prelims		5.00%	343,075	
Prelims		5.00%	26,838	
Prelims		5.00%	94,297	
Prelims		5.00%	172,655	
Prelims		5.00%	313,587	
Prelims		5.00%	139,266	
Road/Site Works			300,000	
				2,479,435
Section 106 Costs				
Section 106			330,000	
				330,000
PROFESSIONAL FEES				
Architect - A&M			573,000	
Architect - QFT			222,900	
Architect		2.00%	308,657	
Structural Engineer		1.00%	222,944	
Mech./Elec. Engineer		1.00%	222,944	
Planning			197,900	
Transport & Flooding			153,000	
Landscape			50,000	
Environmental			66,700	

PROJECT PRO FORMA**GLADEDALE SPECIAL PROJECTS LTD****Jolly Boatman & Hampton Court Station****QFT**

Heritage		54,000	
Consultation		145,000	
Renewables		5,000	
CGI's		90,956	
			2,313,000

Additional Costs

Network Rail Internal Fees		100,000	
Station Refurbishment		1,600,000	
			1,700,000

MISCELLANEOUS FEES

Overhead	6.50%	19,744	
Overhead	6.50%	375,131	
Overhead	6.50%	650,000	
Overhead	6.50%	682,465	
			1,727,340

FINANCE

Debit Rate 8.25% Credit Rate 0.00% (Nominal)			
Total Finance Cost			2,264,298

TOTAL COSTS**37,983,229****PROFIT****3,334,969****Performance Measures**

Profit on Cost%	8.78%
Profit on GDV%	9.20%
Profit on NDV%	9.20%
IRR	17.09%
Profit Erosion (finance rate 8.250%)	1 yr 0 mths

APPRAISAL SUMMARY**GLADEDALE GROUP LTD****Jolly Boatman & Hampton Court Station
Revised Sales Figures**

Appraisal Summary for Merged Parts 1 2 3 4 5 6 7 8 9

REVENUE

Sales Valuation	ft ²	Rate ft ²	Gross Sales	
Mews Maisonettes	5,650	£450.00	2,542,500	
Ground Floor 1 bed	3,054	£450.00	1,374,300	
Ground Floor 2 bed	1,356	£450.00	610,200	
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RS&G Build	34,531	£114.00	3,936,534	
Hotel - FF&E	34,843	£287.00	10,000,000	
Ground Floor Retail	2,530	£200.00	506,000	
First Floor 1 bed	2,380	£450.00	1,071,000	
First Floor 2 bed SO	5,334	£314.58	1,677,991	
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Second Floor 2 bed	5,334	£450.00	2,400,300	
Second Floor 3 bed	1,076	£450.00	484,200	
Third Floor 1 bed	1,689	£450.00	760,050	
Third Floor 2 bed	5,520	£450.00	2,484,000	
Totals	<u>120,245</u>		<u>36,723,175</u>	36,723,175
Total Sales Budget		4.00%	(1,311,466)	(1,311,466)
Additional Revenue				
RS&G Deposit			303,750	
RS&G Land Payment			5,771,250	
RS&G Management Fee		5.00%	196,827	
RS&G Contractors Profit		3.00%	118,096	
				6,389,923

NET REALISATION**41,801,632****OUTLAY****ACQUISITION COSTS**

Fixed Price (3.50 Acres £1,285,714.29 pAcre)			4,500,000	
Stamp Duty		4.00%	180,000	
Town Planning			88,100	
Survey			50,000	
				4,818,100

CONSTRUCTION COSTS

Construction	Units	Unit Amount	Cost
Ramp	1 unit at	£500,000	500,000
Storm Cells	1 unit at	£201,500	201,500
Public Realm	1 unit at	£1,000,000	1,000,000
Totals			<u>1,701,500</u>

APPRAISAL SUMMARY**GLADEDALE GROUP LTD****Jolly Boatman & Hampton Court Station****Revised Sales Figures**

	ft ²	Rate ft ²	Cost	
Car park	131,911	£46.70	6,160,000	
Mews Maisonettes	5,650	£95.00	536,750	
Ground Floor 1 bed	3,390	£95.00	322,050	
Ground Floor 2 bed	1,500	£95.00	142,500	
First Floor 1 bed	1,100	£95.00	104,500	
First Floor 2 bed	4,638	£95.00	440,610	
Second Floor 1 bed	1,100	£95.00	104,500	
Second Floor 2 bed	4,620	£95.00	438,900	
Third Floor 2 bed	3,504	£95.00	332,880	
RS&G Build	34,531	£100.00	3,453,100	
Hotel - FF&E	34,843	£180.00	6,271,740	
Ground Floor Retail	2,530	£70.00	177,100	
First Floor 1 bed	2,640	£95.00	250,800	
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Second Floor 1 bed	2,640	£95.00	250,800	
Second Floor 2 bed	5,915	£95.00	561,925	
Second Floor 3 bed	1,190	£95.00	113,050	
Third Floor 1 bed	1,875	£95.00	178,125	
Third Floor 2 bed	6,090	£95.00	578,550	
Totals	<u>256,772</u>		<u>21,092,855</u>	22,794,355
Contingency		5.00%	343,075	
Contingency		5.00%	26,838	
Contingency		5.00%	94,297	
Contingency		5.00%	172,655	
Contingency		5.00%	313,587	
Contingency		5.00%	139,266	
Prelims		5.00%	343,075	
Prelims		5.00%	26,838	
Prelims		5.00%	94,297	
Prelims		5.00%	172,655	
Prelims		5.00%	313,587	
Prelims		5.00%	139,266	
Road/Site Works			300,000	
				2,479,435
Section 106 Costs				
Section 106			330,000	
				330,000
PROFESSIONAL FEES				
Architect			533,256	
Architect		2.00%	318,657	
Structural Engineer		1.00%	227,944	
Mech./Elec. Engineer		1.00%	227,944	
Planning			100,000	
Transport & Flooding			100,000	
Landscape			50,000	
Environmental			45,000	
Heritage			50,000	

APPRAISAL SUMMARY**GLADEDALE GROUP LTD****Jolly Boatman & Hampton Court Station****Revised Sales Figures**

Consultation		60.000	
Renewables		5.000	
CGI's		70.000	
			1,787,800

Additional Costs

Network Rail Internal Fees		100.000	
Station Refurbishment		1,600.000	
			1,700,000

MISCELLANEOUS FEES

Overhead	6.50%	19.744	
Overhead	6.50%	375.131	
Overhead	6.50%	650.000	
Overhead	6.50%	682.465	
			1,727,340

FINANCE

Debit Rate 7.00% Credit Rate 0.00% (Nominal)			
Total Finance Cost			1,741,107

TOTAL COSTS**37,378,138****PROFIT****4,423,494****Performance Measures**

Profit on Cost%	11.83%
Profit on GDV%	12.05%
Profit on NDV%	12.05%

IRR	19.85%
Profit Erosion (finance rate 7.000%)	1 yr 7 mths

RENT & SALES SCHEDULE

GLADEDALE GROUP LTD

Jolly Boatman & Hampton Court Station
 Revised Sales Figures
 SALES

Areas (Sq Feet)	Units	Area/Unit ft ²	Total Net Area ft ²	Sales £ pF ²	Gross Sales £ pa	% Ded'n	Fixed Ded'n	Total Ded'n
Mews Maisonette								
Mews Maisonnets	5	1,130	5,650	450.00	2,542,500	0.00	0	0
Park Pavillions								
Ground Floor 1 bed	6	509	3,054	450.00	1,374,300	0.00	0	0
Ground Floor 2 bed	2	678	1,356	450.00	610,200	0.00	0	0
First Floor 1 bed	2	495	990	500.00	495,000	0.00	0	0
First Floor 2 bed	6	696	4,176	500.00	2,088,000	0.00	0	0
Second Floor 1 bed	2	495	990	550.00	544,500	0.00	0	0
Second Floor 2 bed	6	696	4,176	550.00	2,296,800	0.00	0	0
Third Floor 2 bed	4	791	3,164	600.00	1,898,400	0.00	0	0
Totals			17,906		9,307,200		0	0
RS&G								
RS&G Build Hotel	1	34,531	34,531	114.00	3,936,534	0.00	0	0
Hotel - FF&E Hampton Court Way	1	34,843	34,843	287.00	10,000,000	0.00	0	0
Ground Floor Retail	1	2,530	2,530	200.00	506,000	0.00	0	0
First Floor 1 bed	4	595	2,380	450.00	1,071,000	0.00	0	0
First Floor 2 bed SO	7	762	5,334	314.58	1,677,991	0.00	0	0
First Floor 3 bed	1	1,076	1,076	450.00	484,200	0.00	0	0
Second Floor 1 bed	4	594	2,376	450.00	1,069,200	0.00	0	0
Second Floor 2 bed	7	762	5,334	450.00	2,400,300	0.00	0	0
Second Floor 3 bed	1	1,076	1,076	450.00	484,200	0.00	0	0
Third Floor 1 bed	3	563	1,689	450.00	760,050	0.00	0	0
Third Floor 2 bed	6	920	5,520	450.00	2,484,000	0.00	0	0
Totals			27,315		10,936,941		0	0

RENT & SALES SCHEDULE**GLADEDALE GROUP LTD**

Jolly Boatman & Hampton Court Station
Revised Sales Figures

Growth Rate %	Growth Amount £	Net Sales £ pa
0.00%	0	2,542,500
0.00%	0	1,374,300
0.00%	0	610,200
0.00%	0	495,000
0.00%	0	2,088,000
0.00%	0	544,500
0.00%	0	2,296,800
0.00%	0	1,898,400
0	0	9,307,200
0.00%	0	3,936,534
0.00%	0	10,000,000
0.00%	0	506,000
0.00%	0	1,071,000
0.00%	0	1,677,991
0.00%	0	484,200
0.00%	0	1,069,200
0.00%	0	2,400,300
0.00%	0	484,200
0.00%	0	760,050
0.00%	0	2,484,000
0	0	10,936,941

RENT & SALES SCHEDULE**GLADEDALE GROUP LTD**

Jolly Boatman & Hampton Court Station
 Revised Sales Figures
 CONSTRUCTION

Areas (Sq Feet)	Units	Area/Unit ft ²	Total Gross Area ft ²	Cost £ pft	Unit Cost £	Gross Cost £	Inflation Rate %	Inflation Amount £
Car Park & Ramp								
Car park	1	131,911	131,911	46.70	6,160,000	6,160,000	0.00%	0
Ramp	1	0	0	0.00	500,000	500,000	0.00%	0
Storm Cells	1	0	0	0.00	201,500	201,500	0.00%	0
Totals			131,911			6,861,500		0
Mews Maisonette								
Mews Maisonnets	5	1,130	5,650	95.00	107,350	536,750	0.00%	0
Park Pavillions								
Ground Floor 1 bed	6	565	3,390	95.00	53,675	522,050	0.00%	0
Ground Floor 2 bed	2	750	1,500	95.00	71,250	142,500	0.00%	0
First Floor 1 bed	2	550	1,100	95.00	52,250	104,500	0.00%	0
First Floor 2 bed	6	773	4,638	95.00	73,435	440,610	0.00%	0
Second Floor 1 bed	2	550	1,100	95.00	52,250	104,500	0.00%	0
Second Floor 2 bed	6	770	4,620	95.00	73,150	438,900	0.00%	0
Third Floor 2 bed	4	876	3,504	95.00	83,220	332,880	0.00%	0
Totals			19,852			1,885,940		0
RS&G								
RS&G Build	1	34,531	34,531	100.00	3,453,100	3,453,100	0.00%	0
Hotel	1	34,843	34,843	180.00	6,271,740	6,271,740	0.00%	0
Hampton Court Way								
Ground Floor Retail	1	2,530	2,530	70.00	177,100	177,100	0.00%	0
First Floor 1 bed	4	660	2,640	95.00	62,700	250,800	0.00%	0
First Floor 2 bed SO	7	845	5,915	95.00	80,275	561,925	0.00%	0
First Floor 3 bed	1	1,190	1,190	95.00	113,050	113,050	0.00%	0
Second Floor 1 bed	4	660	2,640	95.00	62,700	250,800	0.00%	0
Second Floor 2 bed	7	845	5,915	95.00	80,275	561,925	0.00%	0
Second Floor 3 bed	1	1,190	1,190	95.00	113,050	113,050	0.00%	0
Third Floor 1 bed	3	625	1,875	95.00	59,375	178,125	0.00%	0

RENT & SALES SCHEDULE

GLADEDALE GROUP LTD

Jolly Boatman & Hampton Court Station
Revised Sales Figures

Total Cost £
6,160,000
500,000
201,500
6,861,500
556,750
322,050
142,500
104,500
440,610
104,500
438,900
532,880
1,885,940
3,453,100
6,271,740
177,100
250,800
561,925
113,050
250,800
561,925
113,050
178,125

RENT & SALES SCHEDULE**GLADEDALE GROUP LTD**

Jolly Boatman & Hampton Court Station
 Revised Sales Figures

Areas (Sq Feet)	Units	Area/Unit ft ²	Total Gross Area ft ²	Cost £ pf	Unit Cost £	Gross Cost £	Inflation Rate %	Inflation Amount £
Third Floor 2 bed	6	1,015	6,090	95.00	96.425	578,550	0.00%	0
Totals			29,985			2,785,325		0
Public Realm	1	0	0	0.00	1,000,000	1,000,000	0.00%	0

RENT & SALES SCHEDULE

GLADEDALE GROUP LTD

Jolly Boatman & Hampton Court Station
Revised Sales Figures

Total Cost	
£	
578,550	
2,785,325	
	1,000,000