

Development Costs Calculations

Legals	£3,000	
Architects / Professionals	£12,978	10% of refurb / construction costs for architects fees & project management
Refurbishment	£129,780	92.7 sq metres @ £1400/sqm
New construction	£0	0 sq metres @ £2500/sqm + VAT for premium finish
Insurances	£3,000	
Subtotal	£148,758	
Contingency	£14,876	10% of subtotal for contingency
Total	£163,634	

Finance costs	£24,545	1% per month + costs
CIL / Section106	£0	Figure provided pn letter dated 15Jun23
Subtotal	£188,179	

Rental Income	£0
Total costs	£348,091

Collective GDV	£449,925
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Profit	£101,834
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Profit to GDV	22.63%
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Cash Invested	£86,141
ROI	118.22%

Purchasee	£135,000
SD	£6,750
Legal	£3,000
Finance	£13,163
Auction's	£2,000
Total	£159,912