

Non-Residential Building & Marketing Costs**Building Costs**

Office	£0	
Retail	£0	
Industrial	£0	
Leisure	£0	
Community-use	£0	£0

Professional Fees (Building, Letting & Sales)

Office	£0	
Retail	£0	
Industrial	£0	
Leisure	£0	
Community-use	£0	£0

Total Non-Residential Costs		£0
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TOTAL DIRECT COSTS:	£1,273,199.50
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Finance (finance costs are only displayed if there is a positive residual site value)

Arrangement Fee	£0
Misc Fees (Surveyors etc)	£0
Agents Fees	£9,574
Legal Fees	£7,180
Stamp Duty	£47,869
Total Interest Paid	£126,174

Total Finance Costs	£190,798
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Developer 'Profit'**Residential**

Open Market Housing Operating 'Profit'	£513,625
Affordable Housing 'Profit'	£0

Non-residential

Office	£0	
Retail	£0	
Industrial	£0	
Leisure	£0	
Community-use	£0	£0

Total Operating Profit	£513,625
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Residual Site Value

SITE VALUE TODAY	£957,380
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EXISTING USE VALUE	£1,300,000
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DIFFERENCE BETWEEN SITE VALUE AND EXISTING USE VALUE	-£342,620
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Checks:

Site Value as a Percentage of Total Scheme Value	32.6%
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Site Value per hectare	#VALUE!
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