ICE3
PROPERTY FINANCE

Development Appraisal Form

SPV/Name of Project: _____

Scope of Works: _____

Full Address: _____

Number of Units: _____ Planning Permission: _____

Loan Term: _____ Build Term: _____

Breakdown:

GDV: _____ Average Unit cost: _____

Residential:

Flats _____

Houses _____

Acquisition Costs: Total _____

Purchase Price _____

Date of Purchase _____

Current Market Value _____

Value of uplift _____

Sunk Costs to get uplift _____

SDLT _____

Community Obligations: Total _____

CIL _____

S106 _____

Other _____

Surveys: Total _____

Ground Investigation _____

Rights of Light _____

Party Wall _____

Archaeological _____

Asbestos _____

Other _____

Commercial:

GIA _____

Any pre-lets _____

Any pre-sales _____

Construction Costs: Total _____

Build Costs _____

Demolition _____

Costs Prelims/Site Set up _____

Contingency @ minimum of 5% _____

Utilities _____

Health and Safety _____

Building Control _____

Professional Fees: Total _____

Architect _____

Structural Engineer _____

M&E _____

Internal QS _____

Lenders QS _____

Other _____

Insurances: Total _____

CAR _____

Building Warranty _____

Indemnities _____

Development Costs: _____

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Type of Unit	Number of beds	GIA	Value	£/sq ft
			TOTAL	£0.00

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Previous Experience

Company Name	Property Address	No of units	Scope of Works	Unit Type (Flats/Houses)	Date Commenced	Purchase Price	Development Costs	GDV	Profit	Profit (%)	Date PC	Date of Exit	On Time