Development Appraisal

Project name:

Project Type: Private residential development

Number of units: 6

Date: 17/10/19

Section 1: Total Development Value (from table)		TOTAL:	£
Section 2: Construction costs			
	Total Area (from table)	£/m²	
A. Total build cost	m²	2,650.00	£
B. Planning and design fees		10% of build cost	£
C. Planning consultant report fees	3 reports	£1,500.00 each	£
D. Construction contingency		3% of build cost	£
		TOTAL:	£
Section 3: Finance costs			
Land loan—£2,500,000			
	Legal Fees	1.2% of Land loan	£
	Agents Fees	0.5% of Land loan	£
		TOTAL:	£
Total Project Costs (Sum of sections 2 and 3)			£

Development Appraisal (cont.)

Section 5: Developer's Profit	
A. Land Loan (overleaf)	£
B. Total Project Costs (overleaf)	£
C. Total (A + B)	£
D. C. multiplied by 20%	£

Developer's profit (D) = £