

<b>REVENUE</b>		File: Opus 40 Acg 230514 No Lv Final	
Building 1	105,187.00 sq-ft at 16.00 psf/pa	1,682,992	
<b>Inv.Value-A</b>	Net annual income	1,682,992	
	Capitalised at 7% Yield	24,042,743	
	Less Unpaid Rent: 24 Months Income	3,365,984	
	Less Purchasers costs at 5.8%	1,318,033	19,358,726
Building 2	58,250.00 sq-ft at 16.50 psf/pa	961,125	
<b>Inv.Value-B</b>	Net annual income	961,125	
	Capitalised at 7% Yield	13,730,357	
	Less Unpaid Rent: 24 Months Income	1,922,250	
	Less Purchasers costs at 5.8%	752,704	11,055,403
Building 3	28,381.00 sq-ft at 17.00 psf/pa	482,477	
<b>Inv.Value-C</b>	Net annual income	482,477	
	Capitalised at 7.5% Yield	6,433,027	
	Less Unpaid Rent: 18 Months Income	723,716	
	Less Purchasers costs at 5.8%	352,661	5,356,650
Building 4	27,344.00 sq-ft at 17.50 psf/pa	478,520	
<b>Inv.Value-D</b>	Net annual income	478,520	
	Capitalised at 7.5% Yield	6,380,267	
	Less Unpaid Rent: 18 Months Income	717,780	
	Less Purchasers costs at 5.8%	349,769	5,312,718
(Net Income: 3,605,114)		<b>REVENUE</b>	41,083,497
<b>COSTS</b>			
Planning Application Fee		60,000	
Planning		50,000	
		Initial Payments	110,000
Building 1	123,750.00 sq-ft at 126.00 psf	15,592,500	
Building 2	68,530.00 sq-ft at 126.00 psf	8,634,780	
Building 3	33,390.00 sq-ft at 126.00 psf	4,207,140	
Building 4	32,170.00 sq-ft at 126.00 psf	4,053,420	
Contingency	at 5.00%	1,624,392	
Project Management	at 3.00%	974,635	
Professional Fees	at 10.00%	3,248,784	
		Build Costs	38,335,651
Letting Agents Fee	at 15.00%	540,767	
Letting Legal Fees	at 5.00%	180,256	
Invest.sale Agents Fee	at 1.00%	478,132	
Invest.sale Legal Fees	at 0.50%	239,066	
		Disposal Fees	1,438,221
Marketing		150,000	
S106		2,600,000	
		End Payments	2,750,000
<b>INTEREST</b>	<b>(See CASHFLOW)</b>		2,529,878
6.00% pa	on Debt charged Quarterly and compounded Quarterly		
Planning Application Fee	Month 6 (Oct 14)		
Planning	Month 2 to 6 (Jun 14 - Oct 14)		
Building 1 (bld.)	Month 12 to 29 (Apr 15 - Sep 16)		
Building 2 (bld.)	Month 42 to 53 (Oct 17 - Sep 18)		
Building 3 (bld.)	Month 66 to 74 (Oct 19 - Jun 20)		
Building 4 (bld.)	Month 87 to 95 (Jul 21 - Mar 22)		
Marketing	Month 1 to 87 (May 14 - Jul 21)		
S106	Month 1 to 95 (May 14 - Mar 22)		
Inv.Value-A 7%	Month 30 (Oct 16)		
Inv.Value-B 7%	Month 54 (Oct 18)		
Inv.Value-C 7.5%	Month 75 (Jul 20)		
Inv.Value-D 7.5%	Month 96 (Apr 22)		
<b>PROFIT</b>	-4,080,254	<b>COSTS</b>	45,163,750
<b>PROFIT/SALE</b>	-9.93%	<b>PROFIT/COST</b>	-9.03%
<b>IRR</b>	N/A	<b>RENT COVER</b>	-1.1 years
<b>YIELD/COST</b>	7.98%		