

<b>REVENUE</b>		File: Opus 40 Acg 210514 V1		
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>				
Site Value			1,750,000	
Site Stamp Duty	at 4.80%		84,000	
Site Legal Fees	at 0.50%		8,750	
Site Agency Fees	at 1.00%		17,500	
			Site Costs	1,860,250
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>			3,665,234
6.00% pa	on Debt charged Quarterly and compounded Quarterly			
Site Costs	Month 1 (May 14)			
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>	-7,075,859		<b>COSTS</b>	48,159,356
<b>PROFIT/SALE</b>	-17.22%		<b>PROFIT/COST</b>	-14.69%
<b>IRR</b>	N/A		<b>RENT COVER</b>	-2.0 years

**YIELD/COST**

7.49%