

ROW 6 AT 80% ORIGINAL VALUE

	Greenfield				Brownfield		
	Large industrial	Small industrial	Large office	Small office	Large industrial	Small industrial	
Income:							
Sq ft	15,000	2,000	5,000	1,000	15,000	2,000	
£/Sq ft	72	64	160	148	72	64	
original val	90	80	200	185	90	80	
CAPITAL VALUE:							
	1,080,000	128,000	800,000	148,000	1,080,000	128,000	
Costs:							
Land used	0.517	0.153	0.096	0.023	0.517	0.153	
£/acre	10,000	10,000	10,000	10,000	210,000	210,000	
Cushion	75,000	75,000	75,000	75,000	45,000	45,000	
Cost	43,945	13,005	8,160	1,955	131,835	39,015	
Strategic promotion	2,500	2,500	2,500	2,500	2,500	2,500	
Planning	2,500	2,500	2,500	2,500	2,500	2,500	
Misc land	2,500	2,500	2,500	2,500	2,500	2,500	
Construction	Per sq ft	40	65.68	87.79	87.79	40	65.68
	£	600,000	131,360	438,950	87,790	600,000	131,360
Infrastructure	15.00%	90,000	19,704	65,843	13,169	90,000	19,704
Abnormals	15.00%					90,000	19,704
Fees	8.00%	48,000	10,509	35,116	7,023	48,000	10,509
Contingency	2.5% & 5%	15,000	3,284	10,974	2,195	30,000	6,568
Finance costs		5,000	5,000	5,000	5,000	5,000	5,000
Sales	3.00%	40,500	4,800	30,000	5,550	40,500	4,800
Misc financial		5,000	5,000	5,000	5,000	5,000	5,000
Subtotal		854,945	200,162	606,542	135,181	1,047,835	249,160
Interest	7.00%	59,846	14,011	42,458	9,463	73,348	17,441
Profit % costs	20.00%	182,958	42,835	129,800	28,929	224,237	53,320
COSTS:		1,097,749	256,237	768,207	172,610	1,313,519	312,275
Additional profit		-17,749	-128,237	31,793	-24,610	-233,519	-184,275
Residual land worth (APPROX)		303,696	-76,503	236,860	20,882	143,915	-113,406
£/sq m		-12	-641	64	-246	-156	-921

nfield	
<i>Large office</i>	<i>Small office</i>
5,000	1,000
160	148
200	185
800,000	148,000
0.096	0.023
210,000	210,000
45,000	45,000
24,480	5,865
2,500	2,500
2,500	2,500
2,500	2,500
87.79	87.79
438,950	87,790
65,843	13,169
65,843	13,169
35,116	7,023
21,948	4,390
5,000	5,000
30,000	5,550
5,000	5,000
699,679	154,455
48,977	10,812
149,731	33,053
883,480	196,323
-83,480	-48,323
133,593	45
-167	-483

80% original values