

# SUMMARY DEVELOPMENT APPRAISAL

<b>DEVELOPMENT TIMELINE</b>	<b>Development Time (Months)</b>
	<b>0</b>

## REVENUE

<b>Housing Sales Valuation</b>	<b>Units</b>	<b>Area (m<sup>2</sup>)</b>	<b>Sales Rate / m<sup>2</sup></b>	<b>Sales Price / unit</b>	<b>Gross Sales</b>
<b>Affordable</b>					
Affordable - 1 Bedroom	0	0			0
Affordable - 2 Bedroom	0	0			0
Affordable - 3 Bedroom	0	0			0
<b>Totals</b>	<b>0</b>	<b>0</b>			<b>0</b>
<b>Market - Where Applicable</b>					
Market - 1 Bedroom	0	0	0	0	0
Market - 2 Bedroom	0	0	0	0	0
Market - 3 Bedroom	0	0	0	0	0
<b>Totals</b>	<b>0</b>	<b>0</b>			<b>0</b>

<b>Commercial Sales Valuation</b>	<b>Cap Rate (%)</b>	<b>Area (ft<sup>2</sup>)</b>	<b>Rental Rate/ft<sup>2</sup></b>	<b>Net Annual Rent at Sale</b>	<b>Market Value at Sale</b>
<b>Affordable</b>					
Affordable - Commerical	1%	0	0	0	0
Affordable - Parking	1%	0	0	0	0
<b>Totals</b>		<b>0</b>			<b>0</b>
<b>Market</b>					
Market - Commerical	1%	0	0	0	0
Market - Parking	1%	0	0	0	0
<b>Totals</b>		<b>0</b>			<b>0</b>

**GROSS DEVELOPMENT VALUE** 0

<b>Development Fees</b>	<b>Rate (%)</b>	<b>Total Fees</b>
Sales & Marketing Fees	0.00%	0
Other Development Fees	0.00%	0
<b>Total</b>		<b>0</b>

**TOTAL REVENUE** 0

## EXPENSES

**LAND ACQUISITION COSTS**  
Fixed Price 0

**INFRASTRUCTURE COSTS**  
Fixed Price 0

## CONSTRUCTION COSTS

<b>Construction</b>	<b>Area (ft<sup>2</sup>)</b>	<b>Cost per ft<sup>2</sup></b>	<b>Construction Cost</b>
Affordable - 1 Bedroom	0	0	0
Affordable - 2 Bedroom	0	0	0
Affordable - 3 Bedroom	0	0	0
Affordable - Commerical	0	0	0
Affordable - Parking	0	0	0

Affordable - Circulation	0	0	0
Market - 1 Bedroom	0	0	0
Market - 2 Bedroom	0	0	0
Market - 3 Bedroom	0	0	0
Market - Commerical	0	0	0
Market - Parking	0	0	0
Market - Circulation	0	0	0
<b>Totals</b>			<b>0</b>
Contingency		0.00%	0
<b>PROFESSIONAL FEES</b>			
Architect		0.00%	0
Quantity Surveyor		0.00%	0
Structural Engineer		0.00%	0
Mech. / Electrical Engineer		0.00%	0
Project Managment Fee		0.00%	0
Legal Fees		0.00%	0
Other Professionals		0.00%	0
<b>Total Professional Fees</b>			<b>0</b>
<b>MARKETING &amp; LETTING</b>			
Marketing Costs		0.00%	0
<b>Interest and Fees</b>	<b>Debt Amount</b>	<b>Interest Rate</b>	<b>Total Interest</b>
Total Interest Paid	0	0%	0
Debt Financing Fees			
Bank Fees			0
Legal Fees			0
Other Financing Fees			0
Total Debt Financing Fees			0
Total Interest and Fees			0
<b>TOTAL COSTS</b>			<b>0</b>
<b>TOTAL PROFIT</b>			<b>0</b>
<b>Performance Measures</b>			
Profit on Cost%			0.00%
Profit on GDV%			0.00%
Profit on NDV%			0.00%
Ungearred IRR%			0.00%
Gearred IRR% (with Interest)			0.00%
Equity IRR% (with Interest)			0.00%
Return on Equity%			0.00%
NPV at target rate of X%			0
<b>After Tax Performance Measures</b>			
Gearred IRR% (with Interest)			0.00%
Equity IRR% (with Interest)			0.00%
Return on Equity%			0.00%