	A	B	C	D	E	F	H	I	J				
1	Flat	B/P	Area	Application Type	Application Cost	Nitrates (APPROX)	CIL	SRMP	Development Cost	Land Cost Across Flats	Construction Cost	Professional Fees	Project Cost excl Interest
2	1	1B/2P	50	FULL	£462.00	£979.26	£4,000.00	£390.00	£5,831.26	£26,666.60	£79,050.00	£9,486.00	£121,033.86
3	2	1B/2P	50	FULL	£462.00	£979.26	£4,000.00	£390.00	£5,831.26	£26,666.60	£79,050.00	£9,486.00	£121,033.86
4	3	1B/2P	50	FULL	£462.00	£979.26	£4,000.00	£390.00	£5,831.26	£26,666.60	£79,050.00	£9,486.00	£121,033.86
5	4	1B/2P	50	FULL	£462.00	£979.26	£4,000.00	£390.00	£5,831.26	£26,666.60	£79,050.00	£9,486.00	£121,033.86
6	5	1B/2P	50	FULL	£462.00	£979.26	£4,000.00	£390.00	£5,831.26	£26,666.60	£79,050.00	£9,486.00	£121,033.86
7	6	1B/2P	50	FULL	£462.00	£979.26	£4,000.00	£390.00	£5,831.26	£26,666.60	£79,050.00	£9,486.00	£121,033.86
8	7	1B/2P	50	FULL	£462.00	£979.26	£4,000.00	£390.00	£5,831.26	£26,666.60	£79,050.00	£9,486.00	£121,033.86
9	8	2B/3P	61	FULL	£462.00	£979.26	£4,880.00	£563.00	£6,884.26	£26,666.60	£96,441.00	£11,572.92	£141,564.78
10	9	2B/3P	61	FULL	£462.00	£979.26	£4,880.00	£563.00	£6,884.26	£26,666.60	£96,441.00	£11,572.92	£141,564.78
11	10	2B/3P	61	FULL	£462.00	£979.26	£4,880.00	£563.00	£6,884.26	£26,666.60	£96,441.00	£11,572.92	£141,564.78
12	11	2B/3P	61	FULL	£462.00	£979.26	£4,880.00	£563.00	£6,884.26	£26,666.60	£96,441.00	£11,572.92	£141,564.78
13	12	2B/3P	61	FULL	£462.00	£979.26	£4,880.00	£563.00	£6,884.26	£26,666.60	£96,441.00	£11,572.92	£141,564.78
14	13	2B/3P	61	FULL	£462.00	£979.26	£4,880.00	£563.00	£6,884.26	£26,666.60	£96,441.00	£11,572.92	£141,564.78
15	14	2B/3P	61	FULL	£462.00	£979.26	£4,880.00	£563.00	£6,884.26	£26,666.60	£96,441.00	£11,572.92	£141,564.78
16	15	2B/3P	61	FULL	£462.00	£979.26	£4,880.00	£563.00	£6,884.26	£26,666.60	£96,441.00	£11,572.92	£141,564.78
17													£1,979,755.26
18													
19				15 Flats - Open Market Value									
20	Flat	B/P	Area	Open Market Value									
21													
22	1	1B/2P	50	£125,000.00									
23	2	1B/2P	50	£125,000.00									
24	3	1B/2P	50	£125,000.00									
25	4	1B/2P	50	£125,000.00									
26	5	1B/2P	50	£125,000.00									
27	6	1B/2P	50	£125,000.00									
28	7	1B/2P	50	£125,000.00									
29	8	2B/3P	61	£175,000.00									
30	9	2B/3P	61	£175,000.00									
31	10	2B/3P	61	£175,000.00									
32	11	2B/3P	61	£175,000.00									
33	12	2B/3P	61	£175,000.00									
34	13	2B/3P	61	£175,000.00									
35	14	2B/3P	61	£175,000.00									
36	15	2B/3P	61	£175,000.00									
38													
39				£2,275,000.00									
40													
41				£295,244.74									
42				0.129777908									
43				% profit									
44													

		Notes
SRMP 1 BED	£390.00	
SRMP 2 BED	£563.00	
New Build per SQM	£1,581.00	BCIS Figures
Combined Prof. Fees	12.00%	
1 Bedroom	£125,000.00	Zoopla - New Flats
2 Bedroom	£175,000.00	Zoopla - New Flats
Land Value	£400,000.00	
CIL per SQM	£80.00	