

MIPA Paints
Warehouse

Fulflood Rd
Havant

Development Appraisal
Dixon Searle Partnership Ltd
July 23, 2021

**MIPA Paints
Warehouse**
Table of Profit on GDV% and Profit on Cost%

Rent: Rate /ft²					
Rent: Yield	-40.000%	-20.000%	0.000%	+20.000%	+40.000%
	4.49 /ft²	5.98 /ft²	7.48 /ft²	8.98 /ft²	10.47 /ft²
-1.0000%	-82.985%	-39.014%	-12.631%	4.957%	17.521%
5.5000%	-46.822%	-29.276%	-11.818%	5.552%	22.834%
-0.5000%	-98.975%	-51.006%	-22.225%	-3.037%	10.668%
6.0000%	-51.223%	-35.115%	-19.081%	-3.122%	12.763%
0.0000%	-114.965%	-62.998%	-31.819%	-11.032%	3.815%
6.5000%	-54.951%	-40.063%	-25.239%	-10.479%	4.219%
+0.5000%	-130.954%	-74.991%	-41.412%	-19.027%	-3.037%
7.0000%	-58.149%	-44.310%	-30.526%	-16.797%	-3.122%
+1.0000%	-146.944%	-86.983%	-51.006%	-27.022%	-9.890%
7.5000%	-60.924%	-47.995%	-35.115%	-22.282%	-9.497%

Sensitivity Analysis : Assumptions for Calculation
Rent: Rate /ft²

Original Values are varied by Steps of 20.000%.

Heading	Phase	Rate	No. of Steps
Warehouse/office	1	£7.48	2.00 Up & Down

Rent: Yield

Original Values are varied in Fixed Steps of 0.50%

Heading	Phase	Cap. Rate	No. of Steps
Warehouse/office	1	6.5000%	2.00 Up & Down