

200313 SWC Residential Appraisals_AE-AF_v3 Student - Summary Table

| Scheme Ref: | AE | AF |
|---------------------------------|-----------|-----------|
| No Units: | 75 | 75 |
| Notes: | Student | Student |
| Total GDV (£) | 6,012,948 | 6,012,948 |
| CIL (£ psm) | 100 | 100 |
| CIL (£) | 176,471 | 176,471 |
| Site Specific S106 (£) | £75,000 | £75,000 |
| Total Developers Profit (£) | 547,621 | 547,621 |
| Developers Profit (% on costs) | 15.00% | 15.00% |
| RLV (£ net) | 1,593,668 | 1,593,668 |
| RLV (£/acre) | 644,949 | 644,949 |
| RLV (£/ha) | 1,593,668 | 1,593,668 |
| Balance for Plan VA: | - | - |
| BLV (£ net) | 679,525 | 803,075 |
| BLV (£/acre) | 275,000 | 325,000 |
| BLV (£/ha) | 679,525 | 803,075 |
| Surplus/Deficit | 914,143 | 790,593 |
| Surplus/Deficit (£/acre) | 369,949 | 319,949 |
| Surplus/Deficit (£/ha) | 914,143 | 790,593 |
| Plan Viability comments | Viable | Viable |