

Key Performance Indicators

		Notes and assumptions
Gross Development Value	£58,878,496	<ul style="list-style-type: none">• This KPI is for a single development site only. Please refer to the Development Capex and Cashflow for macro level development details.• GDV is based on the sales of residential units only at £3,000/ft², please refer to the sales register below• GDV does not include rental or operational income. Please refer to project Opex.• Gross Development Cost includes all costs, including but not limited to: Construction, FF&E, Soft Costs, Land Purchase, Finance and Sales and Marketing Costs. Please refer to the Project Capex for further details.• Gross Development Cost does not includes any operational costs. Please refer to the Development Capex and Cashflow for macro level development details.• Gross Development Cost includes VAT as applicable
Gross Development Cost	£50,109,358	
Gross Development Margin	£8,769,138	
Project Duration (m)	30	
Return on Investment	18%	
Annualised Return on Investment	7%	
Loan to Value	65%	
Debt	£32,571,083	
Equity	£17,538,275	
Interest Rate	6%	
Return on Equity	50%	
Return on Equity Annualised	20%	

Residential Sales Register

