

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

