

Lets Build Property

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LETS BUILD

Turn Your Project Plans into Action

Project D4



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PROJECT D4

Key Information

Site Name	Project D4
Address	Yorkshire
Development Type	Renovation and extension. 14 Apartments
Land Price	£200,000
Total Costs	£997,470
Equity Required	£200,000
Duration	12Months
ROI	96%
GDV	£1,190,000
Total Profit	£192,530



Project Overview

The proposed project is an old Church located on a main arterial road approximately 1 mile outside of Doncaster town centre. Full consent has already been approved for the Renovation of the existing building into 10 x 1 bed apartments. There are also drawings for an extension of the property to accommodate a further 4 apartments. Due to the sites proximity to Doncaster town centre, all amenities to service the site are close by and demand for the apartments will be high.

There has been talks with the local council to upscale the development to 30 units, which would involve demolishing the existing site. For the purposes of this document I have not included any statistics regarding this.

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Build to Rent Headline Figures

Annual Gross Income	£84,000
Annual Expenses	£62,664
Annual Surplus Income	£21,336
Capital Employed	£200,000
Annual Return on Capital Employed %	10.5%



Accommodation Schedule

Units	sqft	beds	build cost	Price per sqft to build	Annual Rental income	gross yield	Finance costs	Surplus Income
1	400	1	71300	178.25	6000	8.50%	4476	1524
2	400	1	71300	178.25	6000	8.50%	4476	1524
3	400	1	71300	178.25	6000	8.50%	4476	1524
4	400	1	71300	178.25	6000	8.50%	4476	1524
5	400	1	71300	178.25	6000	8.50%	4476	1524
6	400	1	71300	178.25	6000	8.50%	4476	1524
7	400	1	71300	178.25	6000	8.50%	4476	1524
8	400	1	71300	178.25	6000	8.50%	4476	1524
9	400	1	71300	178.25	6000	8.50%	4476	1524
10	400	1	71300	178.25	6000	8.50%	4476	1524
11	400	1	71300	178.25	6000	8.50%	4476	1524
12	400	1	71300	178.25	6000	8.50%	4476	1524
13	400	1	71300	178.25	6000	8.50%	4476	1524
14	400	1	71300	178.25	6000	8.50%	4476	1524
total			998200		84000		62664	21336

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Project D4

Build to Sell Headline Figures

Annual Gross Income	£84,000
Gross Yield	7%
Profit per unit	£13,700
Profit on Costs	20%
Total Profit	£192,530)

The Figures illustrate that this project suits both a build to rent and build to sell business model. There are multiple exit options on this development.

1. sell to an investor/investors seeking high yield properties.
2. Sell part of the development and keep some units for income growth.
3. Keep the whole unit and benefit from High returns.

Accommodation Schedule

Ground Floor	sqft	beds	build cost	sale price	Price per sqft	Annual Rental income	gross yield
1	400	1	71300	85000	212.5	6000	7.10%
2	400	1	71300	85000	212.5	6000	7.10%
3	400	1	71300	85000	212.5	6000	7.10%
4	400	1	71300	85000	212.5	6000	7.10%
5	400	1	71300	85000	212.5	6000	7.10%
6	400	1	71300	85000	212.5	6000	7.10%
7	400	1	71300	85000	212.5	6000	7.10%
8	400	1	71300	85000	212.5	6000	7.10%
9	400	1	71300	85000	212.5	6000	7.10%
10	400	1	71300	85000	212.5	6000	7.10%
11	400	1	71300	85000	212.5	6000	7.10%
12	400	1	71300	85000	212.5	6000	7.10%
13	400	1	71300	85000	212.5	6000	7.10%
14	400	1	71300	85000	212.5	6000	7.10%
	5600		998200	1190000		84000	

More information is available upon receipt of a signed NDA.

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