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**LETS BUILD**

Turn Your Project Plans into Action

## Project S 3



**\*\* Disclaimer - Figures are estimates taken from our due diligence. While every effort is made to provide reliable information, supported by comparable and other evidence, no description, information or values, whether written or verbal, may be relied upon as a statement or representation of fact. Lets Build Limited accept no liability for the contents of this email or any attachment. We advise all of our clients seek financial advice and insist clients conduct their own due diligence prior to commitment. \*\***

# PROJECT S 3

## Key Information

Site Name	Project S 3
Address	South Yorkshire
Development Type	New build houses
Total Profit	£3,274,777.83
Land Price	£1,300,000
Acquisition Costs	£2,025,980.25
Equity Required	£2,769,474.97
Total Costs	£10,295,222.17
Duration	24 Months
Profit on Costs	31.8%
GDV	£13,570,000



**This project already has interest from an investor. With the right team in place we are certain that we could secure an equity partner to fund this project. If necessary .**

## Project Overview

**The proposed project is a prime residential development opportunity located in a fantastic location of South Yorkshire. Outline Planning permission has been given for 40 luxury homes located in a sought after and built up area of South Yorkshire.**

**The site is in an ideal area, situated near a popular market town of South Yorkshire, with lots of local amenities conveniently found close by. There is easy access to local schools, transport links and a variety of other services.**

**Outline planning has been agreed for 40 homes with potential for an adjoining site to add more units.**

**A percentage of these homes will be made available for the local affordable housing scheme**

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## Accommodation Schedule

Unit	Type	Scheme	Beds	Sq ft	Sq m	Sale Price	Sale £ psf
1	Detached	Private	4	1200	111.94	£400,000	£333.33
2	Detached	Private	4	1200	111.94	£400,000	£333.33
3	Detached	Private	4	1200	111.94	£400,000	£333.33
4	Detached	Private	4	1200	111.94	£400,000	£333.33
5	Detached	Private	4	1200	111.94	£400,000	£333.33
6	Detached	Private	4	1200	111.94	£400,000	£333.33
7	Detached	Private	4	1200	111.94	£400,000	£333.33
8	Detached	Private	4	1200	111.94	£400,000	£333.33
9	Detached	Private	4	1200	111.94	£400,000	£333.33
10	Detached	Private	4	1200	111.94	£400,000	£333.33
11	Detached	Private	4	1200	111.94	£400,000	£333.33
12	Detached	Private	4	1200	111.94	£400,000	£333.33
13	Detached	Private	4	1200	111.94	£400,000	£333.33
14	Detached	Private	4	1200	111.94	£400,000	£333.33
15	Detached	Private	4	1200	111.94	£400,000	£333.33
16	Detached	Private	4	1200	111.94	£400,000	£333.33
17	Detached	Private	4	1200	111.94	£400,000	£333.33
18	Detached	Private	4	1200	111.94	£400,000	£333.33
19	Detached	Private	4	1200	111.94	£400,000	£333.33
20	Detached	Private	4	1200	111.94	£400,000	£333.33
21	Detached	Private	5	1400	130.60	£475,000	£339.29
22	Detached	Private	5	1400	130.60	£475,000	£339.29
23	Detached	Private	5	1400	130.60	£475,000	£339.29
24	Detached	Private	5	1400	130.60	£475,000	£339.29
25	Detached	Private	5	1400	130.60	£475,000	£339.29
26	Detached	Affordable H	3	1050	97.95	£272,000	£259.05
27	Detached	Affordable H	3	1050	97.95	£272,000	£259.05
28	Detached	Affordable H	3	1050	97.95	£272,000	£259.05
29	Detached	Affordable H	3	1050	97.95	£272,000	£259.05
30	Detached	Affordable H	3	1050	97.95	£272,000	£259.05
31	Detached	Affordable H	3	1050	97.95	£272,000	£259.05
32	Semi Detached	Affordable H	3	950	88.62	£208,000	£218.95
33	Semi Detached	Affordable H	3	950	88.62	£208,000	£218.95
34	Terraced	Affordable H	3	850	79.29	£148,000	£174.12
35	Terraced	Affordable H	3	850	79.29	£148,000	£174.12
36	Terraced	Affordable H	3	850	79.29	£148,000	£174.12
37	Terraced	Affordable H	3	850	79.29	£148,000	£174.12
38	Terraced	Private	3	850	79.29	£185,000	£217.65
39	Terraced	Private	3	850	79.29	£185,000	£217.65
40	Terraced	Private	3	850	79.29	£185,000	£217.65
<b>TOTAL</b>				<b>45150</b>		<b>£13,570,000</b>	
<b>AVERAGE</b>				<b>1128.75</b>		<b>£339,250</b>	<b>£292.62</b>

\* Affordable Housing Scheme Deductions on this project is 20% reduction on Market Sale Value

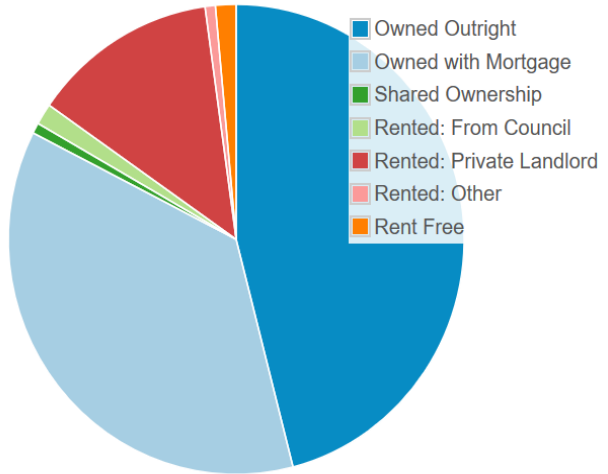
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## Area Housing Tenure

### Housing Tenure

Owned Outright	63
Owned with Mortgage	50
Shared Ownership	1
Rented: From Council	2
Rented: Other Social <i>inc. charities and housing associations</i>	0
Rented: Private Landlord <i>inc. letting agents</i>	18
Rented: Other	1
Rent Free	2
<b>Total</b>	<b>137</b>



## Topography Survey



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## Local Housing Continued

The homes in the local area are generally home owner occupiers, with the surrounding area consisting of a mixture of detached, semi detached and terraced homes.

Over 75% of the housing in the area is either owned outright or owned with mortgage, which should show there is a high percentage of home buyers in this area. Finished units on this development would appeal to a large mix of demographics.

The provisional proposed project will be finished to a high standard and has an average size of 1128.75 sqft per house with an average re sale value of £292.62 per sqft which is including of the affordable homes scheme.

## Costs Breakdown

Element	GIA	£ psf	Cost
<b>Acquisition Costs</b>			
Land Price (suggested)			1300000
Stamp Duty			112750
S.106			200000
Cil			244349
Planning /Surveys			168881.25
<b>Build Costs</b>			
Construction Build	45150	135	6095250
Associated Costs			559619.75
Contingency			609525
<b>Fees</b>			
Sales and Marketing			116808.50
Debt Service			888038.7
<b>Total</b>		<b>236.67</b>	<b>10295221.67</b>

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Summary		
GDV		£13,570,000
Total Costs incl Debt		£10,295,222.17
Total Costs		£9,407,184
Development Profit		£3,454,777.83
Return on Development Costs		31.8%
Profit on GDV		24.1%
<b>Project ROI</b>		<b>118.2%</b>
Estimated build time - months		18
Estimated total project time - months		24
Annualised return on project		47.73%
<b>TOTAL LOAN FACILITY (80% LTC)</b>		<b>£7,525,747.20</b>
Acquisition Costs		£2,025,980.25
<b>Total Equity Required</b>		<b>£2,769,494.97</b>

This project has a high profit margin, the research and information provided is meticulous and has been put together by an professional team. With a profit margin of 24.1% on costs and a ROI of 118.2% this should give you confidence that this an attractive and exciting project for an experienced team.

All figures are a provisional guideline and we advise all clients to conduct their own due diligence.

\*A topography report is included due to site elevations and 200k has been factored into the costings to account for any unforeseen findings in a land survey.

Further Information is readily available upon receipt of a NDA/NCA

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