

←----- **Contribution from** ----- --→  
**Commercial Elements** --

This page allows the user to input data relating to a commercial property element of a scheme. The user will need to complete the white boxes relating to size of scheme, rent, yield and capital value. In addition cost related data will need to be inputted

Revenues	Office	Industrial	Retail	Hotel	Leisure/Community Services	Other
Net area in Sq. m		1,340				
Rent (£ per sq.m per annum)		£ 215.00				
Yield (%)		4.5%				
Capital value	£ -	£ 6,402,222	£ -	£ -	£ -	£ -

Costs	Check Area					
Gross Internal Area in Sq. m		1,490				
Build costs (£ per GIA sq m)		£ 1,017				
Professional fees (% of Build Costs)		12.00%				
Interest Rate (% of Build Costs)		7%				
Marketing fees (% of Capital Value)		15%				
Return (% of Capital Value)		15%				

Total build costs	£ -	£ 1,515,330	£ -	£ -	£ -	£ -
Professional, other fees and finance costs	£ -	£ 1,248,246	£ -	£ -	£ -	£ -
Return	£ -	£ 960,333	£ -	£ -	£ -	£ -
Total development costs	£ -	£ 3,723,909	£ -	£ -	£ -	£ -
Site value for commercial element	£ -	£ 2,678,313	£ -	£ -	£ -	£ -

**Total site value for all commercial Elements** £ 2,678,313