PROJECT PROFORMA

ARGUS SOFIVARE

Fellgate Sustainable Growth Area Fellgate Viability appraisal

Project Pro Forma for Phase 1

Amency in £

REVENUE Sales Valuation

Units

nfsales Rate nf Unit PriceGross Sales

PROJECTPROFORMA			А	RGUS SOFTWARE
Fellgate Sustainable Growth Arc	ea			
Fellgate				
Viability appraisal				
Professional fees		600%	8,513,039	
				8,513,039
DISPOSAL FEES				
Sales Agent Fee		300%	7,359,738	
Sales Legal Fee	1,02000un	80000/un	816000	
				8175,738
TOTAL COSTS BEFORE FINANCE			2	08,252,773
FINANCE				
Timescale	Duration (Commences		
Pie-Construction	6	Oct 2023		
Construction	100	Apr 2024		
Sale	95	Oct 2024		
Total Duration	107			
Debit Rate 800% Credit Rate 000% (Nominal)				
Total Finance Cost				3,829,456
TOTAL COSTS			2	12,082,229
PROFIL				
				50,071, 171
Performance Measures				
Profit on Cost%		2361 %		
Profit on GDV%		1910%		
Profit on NDV%		1910%		

Project: Feligate Sustainable Growth Area A