

Appendix 2

334 Chester Road Birmingham - Freehold Enfranchisement January 2019

Term Commencement	25/03/1933
Term (years)	99
Lease Expiry	24/03/2032
Date of Valuation	17/04/2018
Unexpired Term	13.95
With 50 year extension	63.95

Term

Rent Receivable £ 5.50 £ 48.00

YP 7% 13.95 years 8.7267

Reversion 1

Entirety Value	£ 195,000.00	
Site Percentage	33.33%	£ 64,993.50
S15 Modern Ground Rent	5.00%	<u>£ 3,249.68</u>
YP 50 years @ 5%		£ 18.2559
		£ 59,325.82
PV 13.95 years @ 5%	0.50630	<u>£ 30,036.76</u>

Reversion 2

Standing House Value	£ 150,000.00	
PV 63.95 years @ 5%	0.04415	<u>£ 6,622.71</u>
		£ 36,707.46
say		£ 36,707.00