

## Appendix

### Valuation - 31 Church Down Close

Term		
Ground rent	£100	
YP 12.25 years @ 6%	<u>8.5036</u>	£850.36
Ground rent	£200	
YP 25 years @ 6%	12.7834	
PV £1 in 12.25 years @ 6%	<u>0.4898</u>	£1,252.26
Ground rent	£400	
YP 25 years @ 6%	12.7834	
PV £1 in 37.25 years @ 6%	<u>0.1141</u>	£583.43
Ground rent	£500	
YP 24 years @ 6%	12.5504	
PV £1 in 62.25 years @ 6%	<u>0.266</u>	£166.92
		<u>£2,852.97</u>
First Reversion		
Entirety value	£320,000	
Site value @ 35%	£112,000	
Modern Ground Rent @ 5.25%	£5,880	
YP 50 years @ 5.25%	17.5728	
PV £1 86.25 years @ 5.25%	<u>0.0121</u>	£1,250.27
Second Reversion		
Standing House Value	£320,000	
Reversion to Standing House Value	£320,000	
PV £1 136.25 years @ 5.25%	<u>0.00094</u>	£300.80
		<u>£4,404.04</u>
Say	£4,404.00	