

Valuation of Lease Extension (Lease Extension 1993 Act)

Flat 1, The Hall, Chapel Allerton LS7 3NZ

Lease Commencement Date	01-Jan-04	
Lease Term	125 yrs	
Valuation Date	24-Feb-21	
Unexpired Term	107.84	
Capitalisation Rate	6.40%	
Deferment Rate	5.00%	
Uplift to Freehold VP	1.00%	
Long Lease Value	£245,000	
Freehold VP Value	£247,450	
	Term 1	Term 2
Rent Review Date	Existing	18-Jul-26
Ground Rent	£550	£604
Reversion Years	5.40	102.44

Stage 1 Loss of Ground Rent

Ground Rent - Term 1			£550	
YP	5.40 yrs @	6.40%	4.447743046	£2,446

Ground Rent - Term 2			£604	
YP	102.44 yrs @	6.40%	15.59783786	
PV of £1	5.40 yrs @	6.40%	0.715344445	£6,739

Stage 2 Reversion

Capital Value			£247,450	
PV of £1	107.84 yrs @	5.00%	0.005187771	£1,284

Stage 3 Less Future Reversion

Freehold VP Value			£247,450	
PV of £1	197.84 yrs @	5.00%	0.000064260	-£16

Lease Extension Premium				£10,453
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Valuation of Lease Extension (Lease Extension 1993 Act)

Flat 3, The Hall, Chapel Allerton LS7 3NZ

Lease Commencement Date	01-Jan-04	
Lease Term	125 yrs	
Valuation Date	24-Feb-21	
Unexpired Term	107.84	
Capitalisation Rate	6.40%	
Deferment Rate	5.00%	
Uplift to Freehold VP	1.00%	
Long Lease Value	£235,000	
Freehold VP Value	£237,350	
	Term 1	Term 2
Rent Review Date	Existing	18-Jul-26
Ground Rent	£550	£604
Reversion Years	5.40	102.44

Stage 1 Loss of Ground Rent

Ground Rent - Term 1				£550	
YP	5.40 yrs	@	6.40%	4.447743046	
					£2,446

Ground Rent - Term 2				£604	
YP	102.44 yrs	@	6.40%	15.59783786	
PV of £1	5.40 yrs	@	6.40%	0.715344445	
					£6,739

Stage 2 Reversion

Capital Value				£237,350	
PV of £1	107.84 yrs	@	5.00%	0.005187771	
					£1,231

Stage 3 Less Future Reversion

Freehold VP Value				£237,350	
PV of £1	197.84 yrs	@	5.00%	0.000064260	
					-£15

Lease Extension Premium					£10,402
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Valuation of Lease Extension (Lease Extension 1993 Act)

Flat 5, The Hall, Chapel Allerton LS7 3NZ

Lease Commencement Date	01-Jan-04	
Lease Term	125 yrs	
Valuation Date	24-Feb-21	
Unexpired Term	107.84	
Capitalisation Rate	6.40%	
Deferment Rate	5.00%	
Uplift to Freehold VP	1.00%	
Long Lease Value	£240,000	
Freehold VP Value	£242,400	
	Term 1	Term 2
Rent Review Date	Existing	18-Jul-26
Ground Rent	£550	£604
Reversion Years	5.40	102.44

Stage 1 Loss of Ground Rent

Ground Rent - Term 1				£550	
YP	5.40 yrs	@	6.40%	4.447743046	£2,446

Ground Rent - Term 2				£604	
YP	102.44 yrs	@	6.40%	15.59783786	
PV of £1	5.40 yrs	@	6.40%	0.715344445	£6,739

Stage 2 Reversion

Capital Value				£242,400	
PV of £1	107.84 yrs	@	5.00%	0.005187771	£1,258

Stage 3 Less Future Reversion

Freehold VP Value				£242,400	
PV of £1	197.84 yrs	@	5.00%	0.000064260	-£16

Lease Extension Premium					£10,428
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Valuation of Lease Extension (Lease Extension 1993 Act)

Flat 6, The Hall, Chapel Allerton LS7 3NZ

Lease Commencement Date	01-Jan-04	
Lease Term	125 yrs	
Valuation Date	24-Feb-21	
Unexpired Term	107.84	
Capitalisation Rate	6.40%	
Deferment Rate	5.00%	
Uplift to Freehold VP	1.00%	
Long Lease Value	£237,500	
Freehold VP Value	£239,875	
	Term 1	Term 2
Rent Review Date	Existing	18-Jul-26
Ground Rent	£550	£604
Reversion Years	5.40	102.44

Stage 1 Loss of Ground Rent

Ground Rent - Term 1				£550	
YP	5.40 yrs	@	6.40%	4.447743046	£2,446
Ground Rent - Term 2				£604	
YP	102.44 yrs	@	6.40%	15.59783786	
PV of £1	5.40 yrs	@	6.40%	0.715344445	£6,739

Stage 2 Reversion

Capital Value				£239,875	
PV of £1	107.84 yrs	@	5.00%	0.005187771	£1,244

Stage 3 Less Future Reversion

Freehold VP Value				£239,875	
PV of £1	197.84 yrs	@	5.00%	0.000064260	-£15

Lease Extension Premium					£10,415
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Valuation of Lease Extension (Lease Extension 1993 Act)

Flat 7, The Hall, Chapel Allerton LS7 3NZ

Lease Commencement Date	01-Jan-04	
Lease Term	125 yrs	
Valuation Date	24-Feb-21	
Unexpired Term	107.84	
Capitalisation Rate	6.40%	
Deferment Rate	5.00%	
Uplift to Freehold VP	1.00%	
Long Lease Value	£237,500	
Freehold VP Value	£239,875	
	Term 1	Term 2
Rent Review Date	Existing	18-Jul-26
Ground Rent	£550	£604
Reversion Years	5.40	102.44

Stage 1 Loss of Ground Rent

Ground Rent - Term 1				£550	
YP	5.40 yrs	@	6.40%	4.447743046	
					£2,446
Ground Rent - Term 2				£604	
YP	102.44 yrs	@	6.40%	15.59783786	
PV of £1	5.40 yrs	@	6.40%	0.715344445	
					£6,739

Stage 2 Reversion

Capital Value				£239,875	
PV of £1	107.84 yrs	@	5.00%	0.005187771	
					£1,244

Stage 3 Less Future Reversion

Freehold VP Value				£239,875	
PV of £1	197.84 yrs	@	5.00%	0.000064260	
					-£15

Lease Extension Premium					£10,415
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Valuation of Lease Extension (Lease Extension 1993 Act)

Flat 12, The Hall, Chapel Allerton LS7 3NZ

Lease Commencement Date	01-Jan-04	
Lease Term	125 yrs	
Valuation Date	24-Feb-21	
Unexpired Term	107.84	
Capitalisation Rate	6.40%	
Deferment Rate	5.00%	
Uplift to Freehold VP	1.00%	
Long Lease Value	£240,000	
Freehold VP Value	£242,400	
	Term 1	Term 2
Rent Review Date	Existing	18-Jul-26
Ground Rent	£550	£604
Reversion Years	5.40	102.44

Stage 1 Loss of Ground Rent

Ground Rent - Term 1			£550	
YP	5.40 yrs @	6.40%	4.447743046	£2,446

Ground Rent - Term 2			£604	
YP	102.44 yrs @	6.40%	15.59783786	
PV of £1	5.40 yrs @	6.40%	0.715344445	£6,739

Stage 2 Reversion

Capital Value			£242,400	
PV of £1	107.84 yrs @	5.00%	0.005187771	£1,258

Stage 3 Less Future Reversion

Freehold VP Value			£242,400	
PV of £1	197.84 yrs @	5.00%	0.000064260	-£16

Lease Extension Premium				£10,428
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Valuation of Lease Extension (Lease Extension 1993 Act)

Flat 12a, The Hall, Chapel Allerton LS7 3NZ

Lease Commencement Date	01-Jan-04	
Lease Term	125 yrs	
Valuation Date	24-Feb-21	
Unexpired Term	107.84	
Capitalisation Rate	6.40%	
Deferment Rate	5.00%	
Uplift to Freehold VP	1.00%	
Long Lease Value	£240,000	
Freehold VP Value	£242,400	
	Term 1	Term 2
Rent Review Date	Existing	18-Jul-26
Ground Rent	£550	£604
Reversion Years	5.40	102.44

Stage 1 Loss of Ground Rent

Ground Rent - Term 1			£550	
YP	5.40 yrs @	6.40%	4.447743046	£2,446

Ground Rent - Term 2			£604	
YP	102.44 yrs @	6.40%	15.59783786	
PV of £1	5.40 yrs @	6.40%	0.715344445	£6,739

Stage 2 Reversion

Capital Value			£242,400	
PV of £1	107.84 yrs @	5.00%	0.005187771	£1,258

Stage 3 Less Future Reversion

Freehold VP Value			£242,400	
PV of £1	197.84 yrs @	5.00%	0.000064260	-£16

Lease Extension Premium				£10,428
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Valuation of Lease Extension (Lease Extension 1993 Act)

Flat 14, The Hall, Chapel Allerton LS7 3NZ

Lease Commencement Date	01-Jan-04	
Lease Term	125 yrs	
Valuation Date	24-Feb-21	
Unexpired Term	107.84	
Capitalisation Rate	6.40%	
Deferment Rate	5.00%	
Uplift to Freehold VP	1.00%	
Long Lease Value	£240,000	
Freehold VP Value	£242,400	
	Term 1	Term 2
Rent Review Date	Existing	18-Jul-26
Ground Rent	£550	£604
Reversion Years	5.40	102.44

Stage 1 Loss of Ground Rent

Ground Rent - Term 1			£550	
YP	5.40 yrs @	6.40%	4.447743046	£2,446

Ground Rent - Term 2			£604	
YP	102.44 yrs @	6.40%	15.59783786	
PV of £1	5.40 yrs @	6.40%	0.715344445	£6,739

Stage 2 Reversion

Capital Value			£242,400	
PV of £1	107.84 yrs @	5.00%	0.005187771	£1,258

Stage 3 Less Future Reversion

Freehold VP Value			£242,400	
PV of £1	197.84 yrs @	5.00%	0.000064260	-£16

Lease Extension Premium				£10,428
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Valuation of Lease Extension (Lease Extension 1993 Act)

Flat 15, The Hall, Chapel Allerton LS7 3NZ

Lease Commencement Date	01-Jan-04	
Lease Term	125 yrs	
Valuation Date	24-Feb-21	
Unexpired Term	107.84	
Capitalisation Rate	6.40%	
Deferment Rate	5.00%	
Uplift to Freehold VP	1.00%	
Long Lease Value	£240,000	
Freehold VP Value	£242,400	
	Term 1	Term 2
Rent Review Date	Existing	18-Jul-26
Ground Rent	£550	£604
Reversion Years	5.40	102.44

Stage 1 Loss of Ground Rent

Ground Rent - Term 1			£550	
YP	5.40 yrs @	6.40%	4.447743046	£2,446

Ground Rent - Term 2			£604	
YP	102.44 yrs @	6.40%	15.59783786	
PV of £1	5.40 yrs @	6.40%	0.715344445	£6,739

Stage 2 Reversion

Capital Value			£242,400	
PV of £1	107.84 yrs @	5.00%	0.005187771	£1,258

Stage 3 Less Future Reversion

Freehold VP Value			£242,400	
PV of £1	197.84 yrs @	5.00%	0.000064260	-£16

Lease Extension Premium				£10,428
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Valuation of Lease Extension (Lease Extension 1993 Act)

Flat 16, The Hall, Chapel Allerton LS7 3NZ

Lease Commencement Date	01-Jan-04	
Lease Term	125 yrs	
Valuation Date	24-Feb-21	
Unexpired Term	107.84	
Capitalisation Rate	6.40%	
Deferment Rate	5.00%	
Uplift to Freehold VP	1.00%	
Long Lease Value	£255,000	
Freehold VP Value	£257,550	
	Term 1	Term 2
Rent Review Date	Existing	18-Jul-26
Ground Rent	£550	£604
Reversion Years	5.40	102.44

Stage 1 Loss of Ground Rent

Ground Rent - Term 1			£550	
YP	5.40 yrs @	6.40%	4.447743046	£2,446

Ground Rent - Term 2			£604	
YP	102.44 yrs @	6.40%	15.59783786	
PV of £1	5.40 yrs @	6.40%	0.715344445	£6,739

Stage 2 Reversion

Capital Value			£257,550	
PV of £1	107.84 yrs @	5.00%	0.005187771	£1,336

Stage 3 Less Future Reversion

Freehold VP Value			£257,550	
PV of £1	197.84 yrs @	5.00%	0.000064260	-£17

Lease Extension Premium				£10,505
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Valuation of Lease Extension (Lease Extension 1993 Act)

Flat 17, The Hall, Chapel Allerton LS7 3NZ

Lease Commencement Date	01-Jan-04	
Lease Term	125 yrs	
Valuation Date	24-Feb-21	
Unexpired Term	107.84	
Capitalisation Rate	6.40%	
Deferment Rate	5.00%	
Uplift to Freehold VP	1.00%	
Long Lease Value	£255,000	
Freehold VP Value	£257,550	
	Term 1	Term 2
Rent Review Date	Existing	18-Jul-26
Ground Rent	£611	£604
Reversion Years	5.40	102.44

Stage 1 Loss of Ground Rent

Ground Rent - Term 1			£611	
YP	5.40 yrs @	6.40%	4.447743046	£2,718

Ground Rent - Term 2			£604	
YP	102.44 yrs @	6.40%	15.59783786	
PV of £1	5.40 yrs @	6.40%	0.715344445	£6,739

Stage 2 Reversion

Capital Value			£257,550	
PV of £1	107.84 yrs @	5.00%	0.005187771	£1,336

Stage 3 Less Future Reversion

Freehold VP Value			£257,550	
PV of £1	197.84 yrs @	5.00%	0.000064260	-£17

Lease Extension Premium				£10,776
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Valuation of Lease Extension (Lease Extension 1993 Act)

Flat 19, The Hall, Chapel Allerton LS7 3NZ

Lease Commencement Date	01-Jan-04	
Lease Term	125 yrs	
Valuation Date	24-Feb-21	
Unexpired Term	107.84	
Capitalisation Rate	6.40%	
Deferment Rate	5.00%	
Uplift to Freehold VP	1.00%	
Long Lease Value	£240,000	
Freehold VP Value	£242,400	
	Term 1	Term 2
Rent Review Date	Existing	18-Jul-26
Ground Rent	£550	£604
Reversion Years	5.40	102.44

Stage 1 Loss of Ground Rent

Ground Rent - Term 1			£550	
YP	5.40 yrs @	6.40%	4.447743046	£2,446

Ground Rent - Term 2			£604	
YP	102.44 yrs @	6.40%	15.59783786	
PV of £1	5.40 yrs @	6.40%	0.715344445	£6,739

Stage 2 Reversion

Capital Value			£242,400	
PV of £1	107.84 yrs @	5.00%	0.005187771	£1,258

Stage 3 Less Future Reversion

Freehold VP Value			£242,400	
PV of £1	197.84 yrs @	5.00%	0.000064260	-£16

Lease Extension Premium				£10,428
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Valuation of Lease Extension (Lease Extension 1993 Act)

Flat 23, The Hall, Chapel Allerton LS7 3NZ

Lease Commencement Date	01-Jan-04	
Lease Term	125 yrs	
Valuation Date	24-Feb-21	
Unexpired Term	107.84	
Capitalisation Rate	6.40%	
Deferment Rate	5.00%	
Uplift to Freehold VP	1.00%	
Long Lease Value	£240,000	
Freehold VP Value	£242,400	
	Term 1	Term 2
Rent Review Date	Existing	18-Jul-26
Ground Rent	£550	£604
Reversion Years	5.40	102.44

Stage 1 Loss of Ground Rent

Ground Rent - Term 1			£550	
YP	5.40 yrs @	6.40%	4.447743046	£2,446

Ground Rent - Term 2			£604	
YP	102.44 yrs @	6.40%	15.59783786	
PV of £1	5.40 yrs @	6.40%	0.715344445	£6,739

Stage 2 Reversion

Capital Value			£242,400	
PV of £1	107.84 yrs @	5.00%	0.005187771	£1,258

Stage 3 Less Future Reversion

Freehold VP Value			£242,400	
Years	197.84 yrs @	5.00%	0.000064260	-£16

Lease Extension Premium				£10,428
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Valuation of Lease Extension (Lease Extension 1993 Act)

Flat 24, The Hall, Chapel Allerton LS7 3NZ

Lease Commencement Date	01-Jan-04	
Lease Term	125 yrs	
Valuation Date	24-Feb-21	
Unexpired Term	107.84	
Capitalisation Rate	6.40%	
Deferment Rate	5.00%	
Uplift to Freehold VP	1.00%	
Long Lease Value	£255,000	
Freehold VP Value	£257,550	
	Term 1	Term 2
Rent Review Date	Existing	18-Jul-26
Ground Rent	£550	£604
Reversion Years	5.40	102.44

Stage 1 Loss of Ground Rent

Ground Rent - Term 1			£550	
YP	5.40 yrs @	6.40%	4.447743046	£2,446

Ground Rent - Term 2			£604	
YP	102.44 yrs @	6.40%	15.59783786	
PV of £1	5.40 yrs @	6.40%	0.715344445	£6,739

Stage 2 Reversion

Capital Value			£257,550	
PV of £1	107.84 yrs @	5.00%	0.005187771	£1,336

Stage 3 Less Future Reversion

Freehold VP Value			£257,550	
PV of £1	197.84 yrs @	5.00%	0.000064260	-£17

Lease Extension Premium				£10,505
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