

Flat 1 239 Sydenham Road Croydon CR0 2ET

Valuation date 18 September 2023

Lease 99 years from 1 January 1989

rent passing £75 pa, increasing to £100 from 1 January 2055 for remainder of term

Capitalisation rate 7.5%

Deferment rate 5%

Landlord's present interest

Ground rent	75		
YP 31.3 years at 7.5%	<u>10.3685</u>	£778	

Ground rent	100		
YP 33 years at 7.5%	10.5419		
x PV for 31.3 years	<u>0.101063</u>	<u>1.065396</u>	£107

Reversion to freehold	246,465		
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Deferred 64.3 years at 5%	<u>0.043415</u>	<u>£10,700</u>	£11,584
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less proposed interest	244,000		
Deferred 154.3 years at 5%	<u>0.00078</u>		<u>190</u>
Diminution in Landlord's interest			£11,394

Marriage Value

Proposed interests

landlord		£190	
Extended lease		<u>244,000</u>	£244,190

less Present Interests

landlord		£11,584	
Existing lease		<u>£203,235</u>	<u>£214,819</u>

Marriage Value			£29,371
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50% marriage value			<u>£14,685</u>
			<u>£26,079</u>

Premium payable			£26,100
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