

APPENDIX D

Appendix A - 28a Crossfield Road, N17 6AY

Date Lease Expires: 31/12/2108
 Date of Valuation: 23/02/2024
 Unexpired Term: 84.85
 Capitalisation Rate: 8.0%
 Deferment Rate: 5%
 Extended Lease Value: £400,000
 Freehold Value: £404,000
 Relativity: N/A

1) DIMINUTION OF FREEHOLDERS' INTEREST:

Ground Rent:				£100	
Years Purchase:	9.85	years @	8.0%	6.6435	
					£664
Ground Rent:				£125	
Years Purchase:	25	years @	8.0%	10.6748	
Present Value of £1 in	9.85	years @	8.0%	0.4685	
					£625
Ground Rent:				£150	
Years Purchase:	25	years @	8.0%	10.6748	
Present Value of £1 in	34.85	years @	8.0%	0.0684	
					£110
Ground Rent:				£175	
Years Purchase:	25	years @	8.0%	10.6748	
Present Value of £1 in	59.85	years @	8.0%	0.0100	
					£19
Loss of Reversion				£404,000	
Present Value of £1 in	84.85	years @	5%	0.0159	
					£6,433
Value of freeholders interest before lease extension:					
Total					£7,851

PREMIUM PAYABLE:	£7,851
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