FFF, 119 Forest Road, London, E17 6HF

Valuation Date Lease Commencement Lease Term Unexpired Term Long Lease value Freehold VP value				years years +1% long lovalue Term 2	Term 3	14/11/2084	
Ground rent Reversion years Capitalisation rate Deferment rate Compensation Relativity				£50.00 0.00 5% 5% £0.00 78.30%	£100.00 28.30	£150.00 33.00	
Diminution of Landlord's interest							
Ground rent YP	0.00	yrs @	5.00%	£50 0			
Rent Review 1 YP	28.30	yrs @	5.00%	£100 14.97324088	£0		
PV of £1	0.00	yrs @	5.00%	1	£1,497		
Rent Review2 YP PV of £1	33.00 28.30	yrs @ yrs @	5.00% 5.00%	£150 16.00254921 0.251337956	2225		
Reversion to VP value PV	61.80	yrs @	5.00%	£237,350 0.04903445	£603 £11,638		
Value existing freehold					£13,739	•	
L/lord's interest on reversion of new lease FH VP PV	151.80	yrs @	5.00%	£237,350 0.00060739	-£144		

£13,595

Landlord's share of Marriage Value

Val. Tenant's interest new long lease					£235,000	
Val. I/lord's interest after reversion of new lease					£144	
					£235,144	
Less						
Val. tenant's interest existing lease Val. I/lord's interest existing lease		Relativity	78.30%	£185,845 £13,739	£199,584 £35,560	
Marriage Value at Compensation	50%					£17,780 £0
PREMIUM Say						£31,375 £31,400