

GFF, 119 Forrest Road, London, E17 6HF

Valuation Date	25/01/2023			
Lease Commencement	22/08/1985			
Lease Term	99.00	years	Expiry Date	21/08/2084
Unexpired Term	61.57	years		
Long Lease value	£290,000			
Freehold VP value	£292,900	+1% long lease value		
Ground rent	Term 1	Term 2	Term 3	
	£50.00	£100.00	£150.00	
Reversion years	0.00	28.21	33.00	
Capitalisation rate	5%			
Deferment rate	5%			
Compensation	£0.00			
Relativity	78.30%			

Diminution of Landlord's interest

Ground rent					£50	
YP	0.00	yrs @	5.00%		0	
						£0
Rent Review 1					£100	
YP	28.21	yrs @	5.00%		14.95087293	
PV of £1	0.00	yrs @	5.00%		1	
						£1,495
Rent Review2					£150	
YP	33.00	yrs @	5.00%		16.00254921	
PV of £1	28.21	yrs @	5.00%		0.252456354	
						£606
Reversion to VP value					£292,900	
PV	61.57	yrs @	5.00%		0.04958780	
						£14,524
Value existing freehold						£16,625
L/lor's interest on reversion of new lease						
FH VP					£292,900	
PV	151.57	yrs @	5.00%		0.00061424	
						-£180
						£16,445

Landlord's share of Marriage Value

Val. Tenant's interest new long lease				£290,000	
Val. l/lord's interest after reversion of new lease				£180	
				<u>£290,180</u>	
Less					
Val. tenant's interest existing lease	Relativity	78.30%	£229,341		
Val. l/lord's interest existing lease			<u>£16,625</u>		
				<u>£245,966</u>	
				<u>£44,214</u>	
Marriage Value at Compensation	50%				£22,107
					<u>£0</u>
PREMIUM					£38,552
Say					£38,500