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**Development Appraisal** 

Neptune Wharf - Fish Island

Cost of Commercial Space to the Scheme

Report Date: 13 November 2012

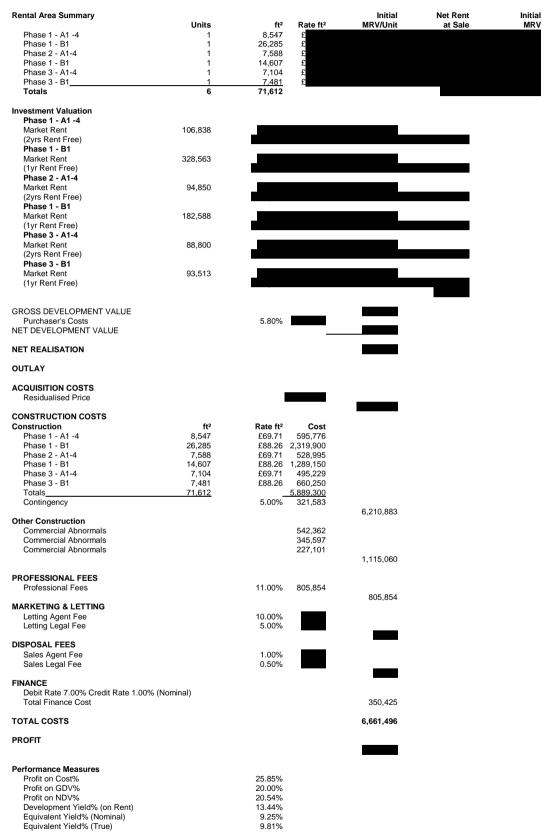
### **APPRAISAL SUMMARY**

## LICENSED COPY

## Neptune Wharf - Fish Island Cost of Commercial Space to the Scheme

Summary Appraisal for Merged Phases 18 19 20 21 22 23

#### REVENUE



# **APPRAISAL SUMMARY**

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## Neptune Wharf - Fish Island Cost of Commercial Space to the Scheme

IRR N/A
Rent Cover 1 yr 11 mths
Profit Erosion (finance rate 7.000%) 3 yrs 4 mths

File: J:\visualdeveloper\Data\Neptune Group\Neptune Wharf\Oct 2012\Appraisals for FVA\121112\_ Cost of Commercial Space.wcfx ARGUS Developer Version: 5.00.001

Date: 13/11/2012