



## Dacorum Options Appraisal Per Unit for 34 Ritcroft Close , Hemel Hempstead , Herts , HP3 8PB

<Paste image of property here> #VALUE!

Scenario Ref	Scenario Description	Current Net book value	Market value	Costs of works	Net Sales Receipts	Cash Receipt	Scenario Type	Current Grade	New Grade	Current NPV	Modelled NPV/ Cash Receipts
<u>Scenario1</u>	Complete void works and relet to social rent			£42,698			ASAP	A	B	£53,849	£18,570
<u>Scenario2</u>				£0			ASAP	A	A	£53,849	£53,850
<u>Scenario3</u>				£0			ASAP	A	A	£53,849	£53,850
<u>Scenario4</u>				£0			ASAP	A	A	£53,849	£53,850
<u>Sales Scenario</u>	Complete work change to SO	£0	£0	£0		£0	NPV	N/A	N/A	£53,849	£0
<u>Sales Scenario</u>	Outright sale in current Condition	£0	£275,000	£0	£272,250	£272,250	Surplus	N/A	N/A	£53,849	£272,250