



Dacorum Options Appraisal Per Unit for 22 Barley Croft , Hemel Hempstead , Herts , HP2 4UU

<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 works and let at social rent with EPC C uplift			£27,317			ASAP	A	B	£49,239	£40,296
<u>Scenario2</u>				£0			ASAP	A	A	£49,239	£49,239
<u>Scenario3</u>				£0			ASAP	A	A	£49,239	£49,239
<u>Scenario4</u>				£0			ASAP	A	A	£49,239	£49,239
<u>Sales Scenario</u>	Complete work change to SO	£0	£0	£0		£0	NPV	N/A	N/A	£49,239	£0
<u>Sales Scenario</u>	Outright sale in current Condition	£0	£195,000	£0	£191,400	£191,400	Surplus	N/A	N/A	£49,239	£191,400