



Dacorum Options Appraisal Per Unit for 20 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 work and relet at social rent			£77,754			ASAP	B	C	£32,355	-£39,224
<u>Scenario2</u>				£0			ASAP	B	B	£32,355	£32,355
<u>Scenario3</u>				£0			ASAP	B	B	£32,355	£32,355
<u>Scenario4</u>				£0			ASAP	B	B	£32,355	£32,355
<u>Sales Scenario</u>	Complete work change to SO	£0	£0	£0		£0	NPV	N/A	N/A	£32,355	£0
<u>Sales Scenario</u>	Outright sale in current Condition	£0	£325,000	£0	£321,750	£321,750	Surplus	N/A	N/A	£32,355	£321,750