



## 48-50 Papyrus Road, Peterborough

Reference: 805.157464

Valuation Date: 17/05/2022

Freehold

Rounded Value: 770,000

Net Rent: 59,022

Total ERV: 64,700

Total Area: 13,738 sqft

Net value / sqft 56

WAULT (to First Break): 3 yrs, 8 mths

WAULT (to Lease Expiry): 3 yrs, 8 mths

Net Initial Yield: 7.245%

Nominal Equivalent Yield: 7.652%

True Equivalent Yield: 8.021%

Reversionary Yield: 7.942%

### 48 Papyrus Road, Kerry Lee Moore

<b>Current</b>	Gross income	9,950		
	Net Income		9,950	
	YP (7.500% for 2 years and 5 months)	2.2374		22,262
<b>Oct 2024</b>	Gross income	0		
	Net Income		0	
	YP (8.000% for 3 months deferred for 2 years and 5 months)	0.2076		0
<b>Jan 2025</b>	Gross income	0		
	Net Income		0	
	YP (8.000% for 3 months deferred for 2 years and 8 months)	0.2036		0
<b>Apr 2025</b>	Gross income	10,000		
	Net Income		10,000	
	YP (8.000% in perpetuity deferred for 2 years and 11 months)	10.4813		104,813
<b>Unit Gross Value</b>				<b>127,075</b>

### 48a Papyrus Road, Andrzej Stachowski

<b>Current</b>	Gross income	11,500		
	Net Income		11,500	
	YP (7.500% for 5 months)	0.4142		4,763
<b>Oct 2022</b>	Gross income	12,000		
	Net Income		12,000	
	YP (8.000% for 1 year deferred for 5 months)	0.9411		11,293
<b>Oct 2023</b>	Gross income	0		
	Net Income		0	
	YP (8.000% for 3 months deferred for 1 year and 5 months)	0.2242		0
<b>Jan 2024</b>	Gross income	0		
	Net Income		0	
	YP (8.000% for 3 months deferred for 1 year and 8 months)	0.2199		0
<b>Apr 2024</b>	Gross income	15,700		
	Net Income		15,700	
	YP (8.000% in perpetuity deferred for 1 year and 11 months)	11.3198		177,721
<b>Unit Gross Value</b>				<b>193,777</b>

### 48b Papyrus Road, Cathedral of Revival Assembly of God

<b>Current</b>	Gross income	24,000		
	Net Income		24,000	
	YP (7.500% for 6 years and 7 months)	5.2854		126,848



## 48-50 Papyrus Road, Peterborough

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### 48b Papyrus Road, Cathedral of Revival Assembly of God

<b>Dec 2028</b>	Gross income	0		
Net Income			0	
YP (8.000% for 3 months deferred for 6 years and 7 months)	0.1506			0
<b>Mar 2029</b>	Gross income	0		
Net Income			0	
YP (8.000% for 3 months deferred for 6 years and 10 months)	0.1478			0
<b>Jun 2029</b>	Gross income	24,000		
Net Income			24,000	
YP (8.000% in perpetuity deferred for 7 years and 1 month)	7.6059			182,541

<b>Unit Gross Value</b>	<b>309,389</b>
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### 50 Papyrus Road, Robert Crowson

<b>Current</b>	Gross income	13,572		
Net Income			13,572	
YP (7.500% for 1 year and 4 months)	1.2826			17,407
<b>Sep 2023</b>	Gross income	0		
Net Income			0	
YP (8.000% for 3 months deferred for 1 year and 4 months)	0.2256			0
<b>Dec 2023</b>	Gross income	0		
Net Income			0	
YP (8.000% for 3 months deferred for 1 year and 7 months)	0.2213			0
<b>Mar 2024</b>	Gross income	15,000		
Net Income			15,000	
YP (8.000% in perpetuity deferred for 1 year and 10 months)	11.3926			170,889

<b>Unit Gross Value</b>	<b>188,297</b>
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### Summary of Unit Values

48 Papyrus Road, Kerry Lee Moore	127,075
48a Papyrus Road, Andrzej Stachowski	193,777
48b Papyrus Road, Cathedral of Revival Assembly of God	309,389
50 Papyrus Road, Robert Crowson	188,297
<b>Total of Unit Values</b>	<b>818,537</b>

### Buyers Costs

Agents Fees	1.0000%	-9,240	v
Legal Fees	0.8000%	-7,392	v
Stamp Duty	(=3.6600%)	-28,000	
Total (=5.7964% of Say Value):			-44,632

<b>Net Value</b>	<b>773,644</b>
<b>Rounded Net Value</b>	<b>770,000</b>

Total VAT Amount: 2,785

### Running Yield Report

Date	Cumulative Capital Invested	Capital Adjustment	Gross Income	Net Income	Running Yield	Cap Adj Running Yield
17/05/2022	814,632	0	59,022	59,022	7.245%	7.245%



## 48-50 Papyrus Road, Peterborough

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### Running Yield Report (Continued)

Date	Cumulative Capital Invested	Capital Adjustment	Gross Income	Net Income	Running Yield	Cap Adj Running Yield
19/10/2022	814,632	0	59,522	59,522	7.307%	7.307%
02/10/2023	814,632	0	45,950	45,950	5.641%	5.641%
19/10/2023	814,632	0	33,950	33,950	4.168%	4.168%
01/04/2024	814,632	0	48,950	48,950	6.009%	6.009%
18/04/2024	814,632	0	64,650	64,650	7.936%	7.936%
29/10/2024	814,632	0	54,700	54,700	6.715%	6.715%
28/04/2025	814,632	0	64,700	64,700	7.942%	7.942%
19/12/2028	814,632	0	40,700	40,700	4.996%	4.996%
18/06/2029	814,632	0	64,700	64,700	7.942%	7.942%

### Assumptions

All dates for capitalisation calculations taken from the nearest month start/end.

Running Yields and Net Initial Yield are based on say value plus buyer's costs 814,632.

YP calculated quarterly in advance.

Stamp Duty is progressive and derived from the set "HMRC (UK excl Scotland, 2019-)"

Cap Adj Running Yield is based on rounded cumulative capital invested.

Buyer's costs are based on Say Value.

VAT rate of 20.00% applied where applicable.