

4 Dinas Isaf Ind Est, Williamstown

SURRENDER - IN BREACH

TERM DATE: 01 March 2012

Term Valuation

Term (Years)	-
Discount Rate	8.50%
NPV of Term	-£350,000

Reversion Valuation

Deferred (Years)	0
Discount Rate	8.50%
NPV of Reversion	£ -

Total Valuation -£350,000

Lease Details

Rental Value	£ -
Lease Term (Years)	0.00
Lease Commencement	Nov-12
Rent Commencement	Nov-12

Voids (Periods and Costs)

Landlord Works Period	0-months
Marketing Void	0
Market Rent Free (Fitting Out)	0-months
Extended Tenant Period (Works)	0-months
Extended Tenant Period (Value)	0-months
Void Rates	£ -
Letting Fees @ 0%	£ -

Redevelopment Costs

Cost	£0.00
Fees @ 15.00%	£0
Dev'r π 10.00%	£0
Total Cost	£0

Refurbishment Works

Cost	£0.00
Fees @ 15.00%	£0
Dev'r π 0.00%	£0
Total Cost	£0

DCF (Quarterly)

Date	Quarter	Income		Total Income per quarter	Outgoings		Net Income Per Qtr	NPV
		Rent			Void Rates	Capital Costs		
Mar-12	0.00	£0		£0	-£350,000		-£350,000	-£350,000
Jun-12	0.25	£0		£0		£0	£0	£0
Sep-12	0.50	£0		£0		£0	£0	£0
Dec-11	0.75	£0		£0		£0	£0	£0