

MNF / Development Intelligence

Development Feasibility Report

Illustrative residential development appraisal

ILLUSTRATIVE FICTIONAL EXAMPLE

Executive summary

CONCLUSION

Proceed to concept design subject to the stated cost and absorption controls.

EGP 8.40B	24.6%	EGP 1.82B	21.7%
Gross development value	Project IRR	Development profit	Profit on GDV

Analysis basis

Site area	85,000 sqm
Gross floor area	62,000 sqm
Residential units	480
Development cost	EGP 4.90B
Peak funding	EGP 2.15B
Payback	Year 5

Review controls

- 01 Values reconcile to the working schedules
- 02 Sources and assumptions remain visible
- 03 Key sensitivities are shown separately
- 04 Professional judgement remains explicit