

RESIDENTIAL DEVELOPMENT**Land at Spruce Hills Road, Walthamstow****SCHEDULE OF OFFERS RECEIVED 18/12/2015**

PURCHASER	OFFER	DETAILS & ALLOWANCES	CONDITIONS	FUNDING	TIMESCALE	Data Room Activity
1. Circle Housing – (Bob Souster)	£1,156,400	In addition £15,000 for every habitable room that planning is approved on over 39 rooms Subject to board approval	Unconditional offer Subject to Contract Topographical Survey Soils investigation including contamination Non-obtrusive services investigation to confirm depth and location of services	Funded by cash reserves	Exchange contracts by end of February 2016 Details of completion time- frame to be confirmed	Four visits and 25 downloads

2. Kind & Company Ltd - (Graham Cox)	£1,000,000	n/a	<p>Unconditional Offer Subject to contract</p> <p>Each party responsible for its own costs</p> <p>Good Title and Boundary checks</p> <p>Satisfactory searches</p> <p>Vacant possession</p> <p>Soils and contamination surveys</p>	Details of funding need to be clarified	Four weeks completion from date of exchange	Three visits and 92 downloads
3. KTS – (Khalid Sharif)	£851,786	10% to be paid on exchange	<p>Unconditional offer subject to contract</p> <p>Clean title and Vacant Possession</p>	Cash Funded	<p>Exchange of contracts 30 days from receipt of papers</p> <p>Completion 30 days thereafter</p>	Three visits and 35 downloads
4. AssetRock Ltd - (Saeed Khaliq)	£810,000	<p>Looking at a 9 unit scheme</p> <p>If successful with planning, is happy to enter into overage agreement.</p>	Unconditional offer Subject to Contract	Details to be confirmed	<p>To exchange in 14 days</p> <p>Details of completion time-frame to be confirmed</p>	Hasn't requested data room access but has had sight of pre-app responses
5. Castleguard Homes – (Johnathan Hooker)	£750,000	n/a	<p>Unconditional offer subject to contract and vacant possession</p> <p>No survey or loans required</p>	<p>Cash funded</p> <p>Can supply proof of funds upon request</p>	No dates or times quoted but informs us exchange and completion can be very fast	5 visits and 42 downloads

6. Northport Property Limited – (Alex Horn)	£700,000	<p>Unconditional offer</p> <p>Have recently undertaken a JV with Network rail for circa 220 units in Vauxhall</p>	<p>Subject to Contract</p> <p>Satisfactory measured surveys</p> <p>Each party is to bear their own costs</p>	Funded from the purchasers existing investor and equity resources	Exchange of contracts within 20 working days, with completion 20 working days thereafter	1 visit and 4 downloads
7. Projects Consultancy Limited – (Feroz Yusef)	£500,000	<p>Will to go to Second Bids if required</p> <p>Current deals include the former Walthamstow Police Station is currently pending a 21 Unit scheme</p> <p>No specific surveys are required due to equity already in place</p>	<p>Unconditional offer subject to contract</p>	Cash purchase	Exchange and purchase can be offered simultaneously	2 visits and 15 downloads
8. One Housing Group – (Carlos Delgado)	£500,000	n/a	<p>Unconditional offer</p> <p>Subject to Contract</p> <p>Agreement on Heads Terms</p> <p>Subject to no onerous S106 conditions</p> <p>Satisfactory independent red book valuations;</p> <p>Satisfactory light, site and soil surveys;</p> <p>One Housing Group Board Approval.</p> <p>Satisfactory ground investigation</p>	Details of funding need to be clarified	Details of timescale need to be clarified	2 visits and 28 downloads

9. Cadena AM Ltd – (Jacob Taylor)	£475,000	Do not require any pre-purchase surveys but will need to do normal legal due diligence in order to exchange	Subject to contract	Funded by cash reserves	Can exchange on vendors terms. Have quoted two weeks from acceptance of offer	1 visit and six downloads
--------------------------------------	----------	-------------------------------------------------------------------------------------------------------------	---------------------	-------------------------	-------------------------------------------------------------------------------	---------------------------