

APPENDICES

APPENDIX I

APPENDIX II

APPENDIX III

APPENDIX IV

APPENDIX V

LOCATION PLAN

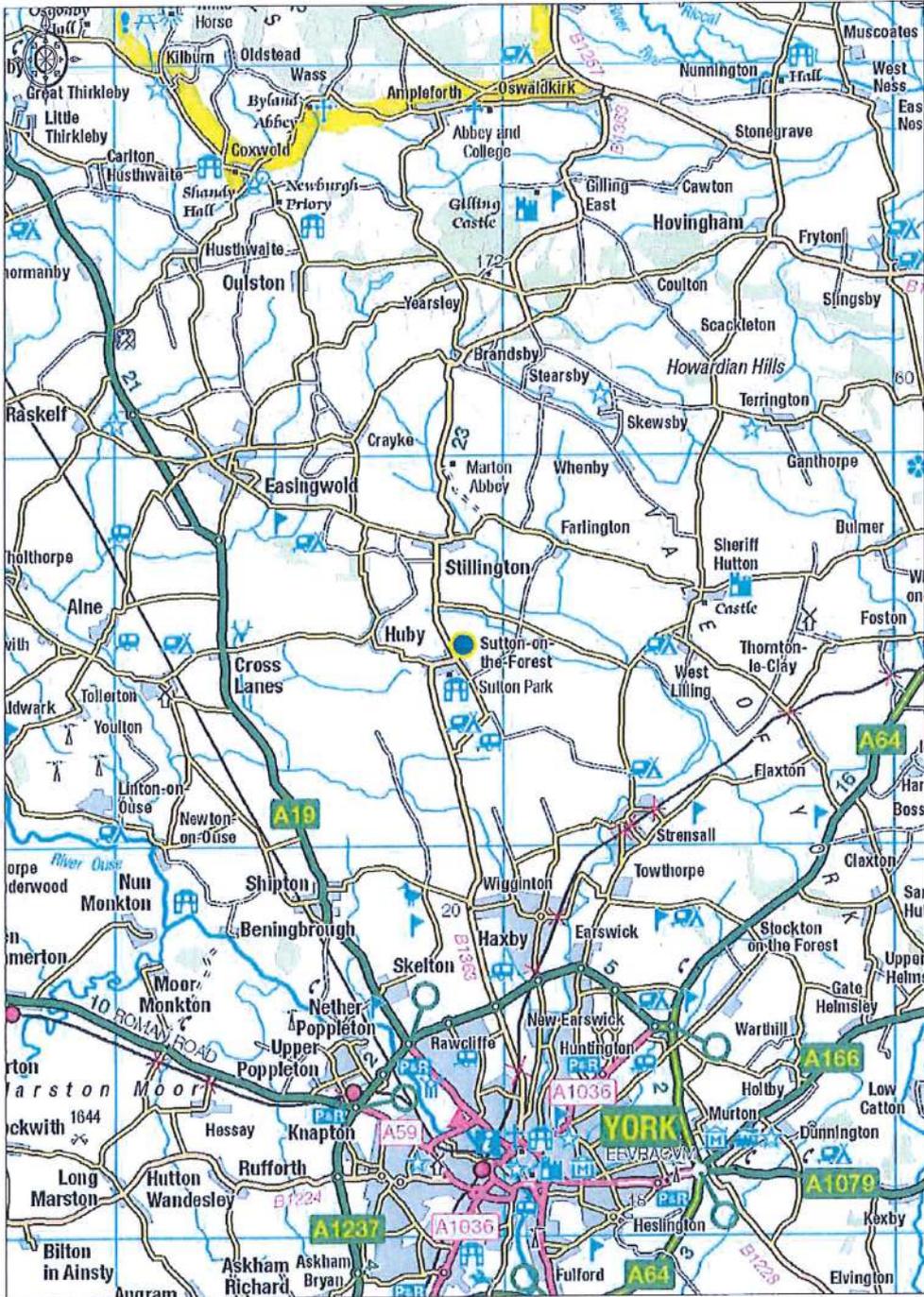
SITE PLAN

PHOTOGRAPHS

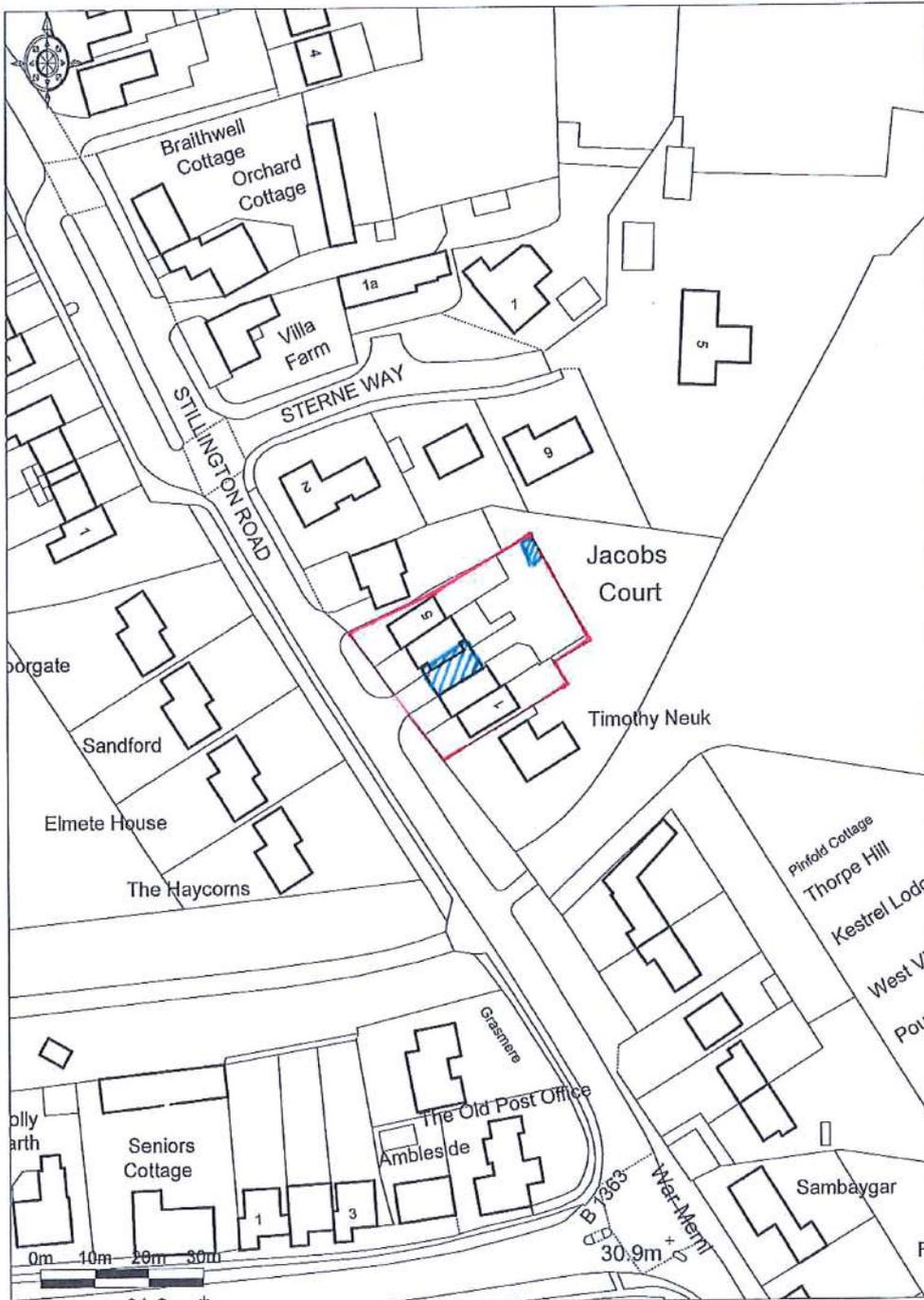
VALUATION CALCULATIONS

COPY EMAIL OF INSTRUCTION

**APPENDIX I
LOCATION PLAN**



**APPENDIX II
SITE PLAN**



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**APPENDIX III
PHOTOGRAPHS**

FRONTAGE



REAR ELEVATION



STREET VIEW 1



STREET VIEW 2



CAR PARK



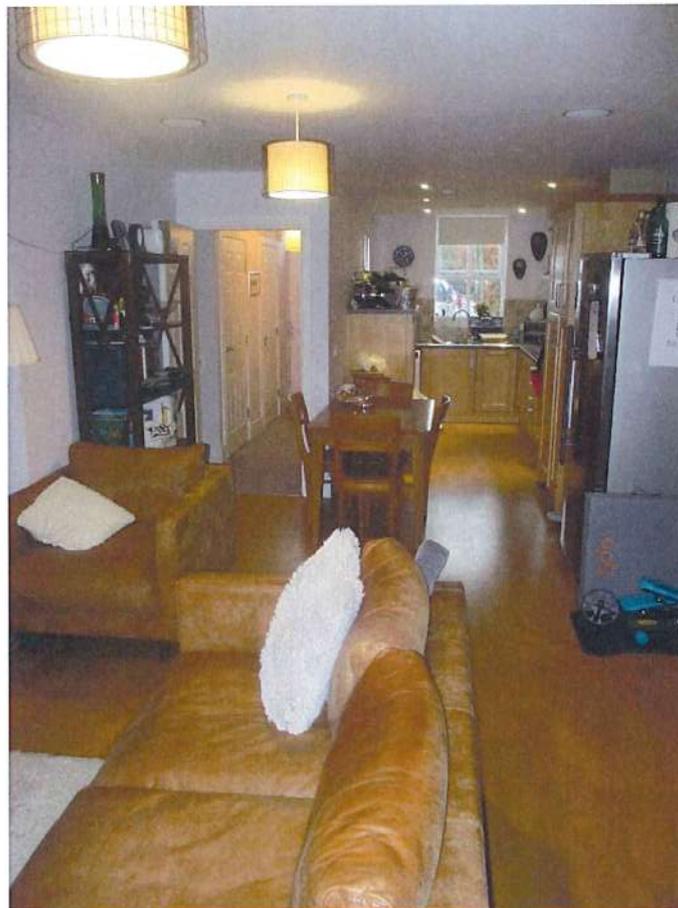
ACCESS TO CAR PARK



TYPICAL KITCHEN



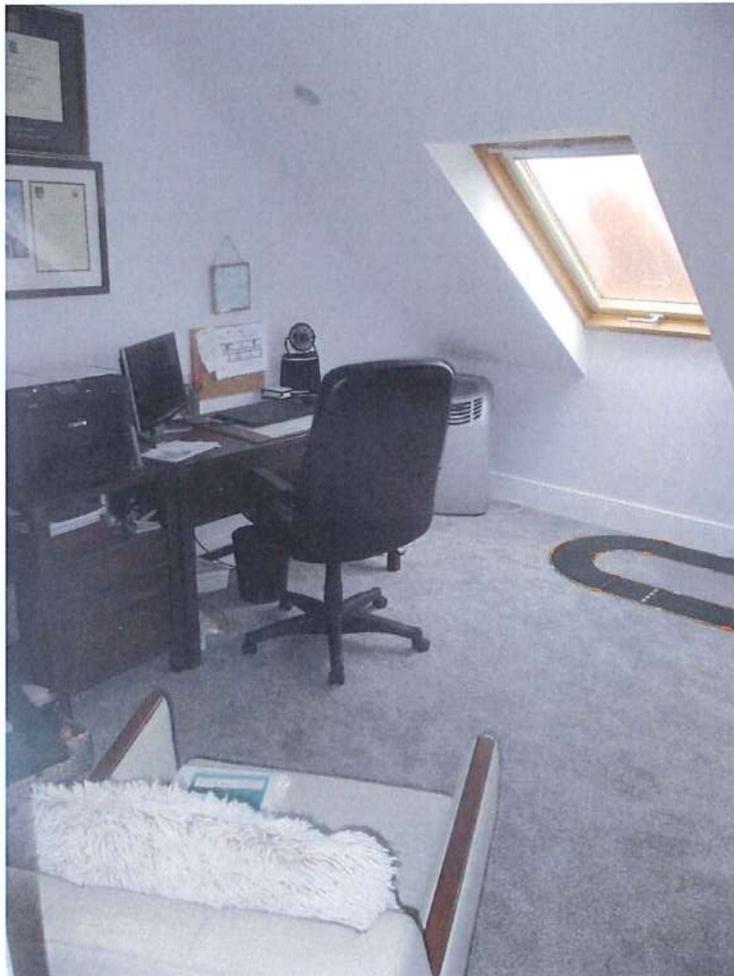
TYPICAL LIVING AREA



TYPICAL BEDROOM



TYPICAL ATTIC ROOM



TYPICAL BATHROOM



TYPICAL EN-SUITE



**APPENDIX IV
VALUATION CALCULATIONS**

APPENDIX IV – VALUATION CALCULATION

AGGREGATE VALUATION

Unit	Area * (sq ft)	Market Value (£psf)	Market Value (£)	Market Rent (£pa)	Market Value 180 days (£)	Insurance Estimate (£)
1	1,050	245	257,250	10,740	231,525	100,000
2	1,050	235	246,750	10,740	222,075	100,000
4	1,050	235	246,750	10,740	222,075	100,000
5	1,050	245	257,250	10,740	231,525	100,000
Total	-	-	1,008,000	42,960	907,200	400,000
Say	-	-	1,000,000	43,000	900,000	400,000

*Includes attic at half rate

BLOCK VALUATION

Aggregate Valuation less 10% = £900,000

BLOCK VALUATION 180 DAYS

Block Valuation less 10% = £810,000

SAY £800,000

Notes:

- (i) Due to the short term nature of the lettings, our opinions of Market Value assuming vacant possession are as per our opinions of Market Value.
- (ii) We are of the opinion that all units could be sold off within 12 months in current market conditions.

APPENDIX V
COPY EMAIL OF INSTRUCTION

James Reynolds

From: James Reynolds
Sent: 05 February 2018 12:09
To: 'Richard Berkley '
Cc: 'Andrew Williams'
Subject: RE: 1,2, 4 & 5 Jacobs Court Sutton on the Forest

Hi Richard

Our fees would be £200 (plus VAT), so £240 overall.

Please can you ask David to pay this into the following bank account (and mark it reference D Plummer).

Bank Details

Lloyds TSB, 2 Pavement, York
Sort: 30-63-64
Account: 26470568
Name: Stephenson's Estate Agents

Regards

James

James E Reynolds BA (Hons) MRICS
RICS Registered Valuer
Commercial Property Manager
STEPHENSONS

t 01904 625533
m 07894 697729
f 01904 610267
e. james@stephensons4property.co.uk

10 Colliergate
York
YO1 8BP

North Yorkshires Largest Independent Estate Agent



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From: Richard Berkley [<mailto:richardberkley@thepropertyfundingagency.com>]
Sent: 05 February 2018 11:24
To: James Reynolds <James@stephensons4property.co.uk>
Subject: 1,2, 4 & 5 Jacobs Court Sutton on the Forest

Dear James,

I refer to our telephone conversation this morning and have forwarded below a copy of an email from Shawbrook consenting to the issuing of a report to Proplend. The proceeding email from me to them puts their reply into context. Whereas Shawbrook do not want you to do a 're-type' can you please include the same information, figures and format to your report to Shawbrook.

The report should be addressed to:
Proplend Security Ltd
15 Little Green
Richmond
TW9 1QH

I anticipate that you will wish to charge for this request so but hopefully you will take into account the very short period we will be renewing our facility for. Can you please let me know what your fee will be and I will arrange for the Borrower to make immediate payment?

With regards and thanks for your help on this matter.

With kind regards

Richard Berkley

The Property Funding Agency Ltd
Rowan House
Playhatch
RG4 9QU
Tel: 0118 328 2348
Mob: 07768 512079

From: Standing, Daniel [<mailto:Daniel.Standing@shawbrook.co.uk>]
Sent: 02 February 2018 09:55
To: richardberkley@thepropertyfundingagency.com
Subject: RE: [External] 2017110041 - Avondale Estates Limited - email 8

Hi Richard,

We can agree to this as long as it is not re-type and that we can still rely on the valuers report to us.

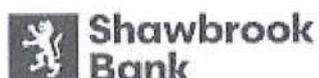
Thanks

Dan

Daniel Standing
Team Manager Commercial
Shawbrook Bank Limited

☎ 0330 123 4529

✉ Daniel.Standing@shawbrook.co.uk



From: richardberkley@thepropertyfundingagency.com [mailto:richardberkley@thepropertyfundingagency.com]
Sent: 30 January 2018 14:01
To: Randell, Luke <Luke.Randell@shawbrook.co.uk>
Subject: RE: [External] 2017110041 - Avondale Estates Limited - email 8

Hi Luke,

I understand that the accepted offer has now been returned to the Bank, acceptance fee paid and solicitors are being instructed today on this deal. Hopefully, completion will therefore be fairly soon.

In the meantime Proplend (which you will recall is the existing Lender for which I am a consultant) has been extending its facility on a monthly, ad hoc, basis in anticipation of the proposed re-finance with yourselves. Whereas Proplend has been happy to do this (Avondale/Fiona Plummer having been an exemplary Borrower and continuing to service interest) I have now been asked to obtain formal approval for an extension albeit only for another couple of months. I have explained that the loan should be repaid within the next 2 or 3 weeks (the legals being uncomplicated) but, as a Peer 2 Peer Lender with multiple investors and strict FCA regulation, we have to be seen to do things 'by the book'.

Would Shawbrook have an issue if I asked your valuer to issue a summary valuation to Proplend? It would have to comprise a new document as, clearly, you would not want us to use (and we would not want to use) the Shawbrook template. It would merely be to update Proplend's records as the previous valuation was done in 2014.

I thought I should check with you as I do not wish to hinder or delay in any way the completion process with Shawbrook.

With regards and thanks

Richard Berkley
The Property Funding Agency Ltd
Rowan House
Playhatch
RG4 9QU
T:0118 328 2349
M: 07768 512079