

# Deal Connect

## SAMUELLEEDS

### DUE DILIGENCE PACK

## DEVELOPMENT

### PROPERTY DETAILS (Step 1)

<b>Property Address</b>	[insert address]
<b>URL to the property</b>	[insert link to video tour/brochure]
<b>Comparable 1</b>	[insert url]
<b>Comparable 2</b>	[insert url]
<b>Comparable 3</b>	[insert url]
<b>Property Type</b>	[insert type e.g. house, flat, etc.]
<b>Planning Permission</b>	[state whether required and/or obtained/applied for]
<b>Property Size in m2</b>	[insert m2]
<b>Agreed Purchase Price</b>	[agreed price]
<b>Estimated GDC</b>	[estimated Gross Development Costs]
<b>Estimated GDV</b>	[estimated Gross Development Value]
<b>Estate Agent/Vendor Details</b>	[Insert details]
<b>Local amenities</b>	insert distance, where applicable, from schools, hospitals, universities, public transport, city centre, cinema, pubs and restaurants, etc.]
<b>Does area feel safe?</b>	[yes or no]

## PURPOSE OF THE DEAL (Step 2)

<p><b>DELETE AS APPROPRIATE:</b></p>	<ul style="list-style-type: none"> <li>I am selling the deal via deal connect</li> <li>I am selling the deal myself</li> <li>I am not selling the deal</li> </ul>
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## DEAL VIABILITY (Step 3)

<p><b>a. EXPECTED PROFIT EXCEEDS 20% OF GDV</b></p>	<p><b>Evidence that the profit exceeds 20% of GDV</b></p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <tr><td style="text-align: center;">Purchase Price</td><td style="text-align: center;">£</td></tr> <tr><td style="text-align: center;">GDC</td><td style="text-align: center;">£</td></tr> <tr><td style="text-align: center;">TOTAL COSTS</td><td style="text-align: center;">£</td></tr> <tr><td style="text-align: center;">GDV</td><td style="text-align: center;">£</td></tr> <tr><td style="text-align: center;">% profit v GDV</td><td style="text-align: center;">%</td></tr> </table>	Purchase Price	£	GDC	£	TOTAL COSTS	£	GDV	£	% profit v GDV	%
Purchase Price	£										
GDC	£										
TOTAL COSTS	£										
GDV	£										
% profit v GDV	%										

<p><b>b. EXPECTED PROFIT IS 15-20% OF GDV</b></p>	<p><b>Evidence that the profit is 15-20% of GDV</b></p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <tr><td style="text-align: center;">Purchase Price</td><td style="text-align: center;">£</td></tr> <tr><td style="text-align: center;">GDC</td><td style="text-align: center;">£</td></tr> <tr><td style="text-align: center;">TOTAL COSTS</td><td style="text-align: center;">£</td></tr> <tr><td style="text-align: center;">GDV</td><td style="text-align: center;">£</td></tr> <tr><td style="text-align: center;">% profit v GDV</td><td style="text-align: center;">%</td></tr> </table>	Purchase Price	£	GDC	£	TOTAL COSTS	£	GDV	£	% profit v GDV	%
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<p><b>c. EXPECTED PROFIT IS LESS THAN 15% OF GDV</b></p>	<p><b>Evidence that the profit is less than 15% of GDV</b></p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <tr><td style="text-align: center;">Purchase Price</td><td style="text-align: center;">£</td></tr> <tr><td style="text-align: center;">GDC</td><td style="text-align: center;">£</td></tr> <tr><td style="text-align: center;">TOTAL COSTS</td><td style="text-align: center;">£</td></tr> <tr><td style="text-align: center;">GDV</td><td style="text-align: center;">£</td></tr> <tr><td style="text-align: center;">% profit v GDV</td><td style="text-align: center;">%</td></tr> </table>	Purchase Price	£	GDC	£	TOTAL COSTS	£	GDV	£	% profit v GDV	%
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## DUE DILIGENCE (Step 4)

### Question 1 – Property Viewing

<b>Answer 1 a</b>	<b>Evidence that you viewed the property yourself</b> (e.g. photo, video or proof of appointment)  <b>[INSERT EVIDENCE HERE]</b>
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<b>Answer 1 b</b>	<b>Evidence that a professional has viewed the property on your behalf</b> (e.g. screenshot of email or message)  <b>[INSERT EVIDENCE HERE]</b>
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### Question 2 – Planning permission

<b>Answer 2 a</b>	<b>Evidence that your planning is fully approved</b> (e.g. copy of local authority approval)  <b>[INSERT EVIDENCE HERE]</b>
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<b>Answer 2 b</b>	<b>Evidence that the property qualifies for permitted development</b> (e.g. copy of local authority rules and/or confirmation from landlord or estate agent)  <b>[INSERT EVIDENCE HERE]</b>
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<b>Answer 2 c</b>	<b>Evidence that the property qualifies for permitted development</b> (e.g. confirmation from planning consultant)  <b>[INSERT EVIDENCE HERE]</b>
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<b>Answer 2 e</b>	<b>Evidence that planning consultant believes planning will be granted</b> (e.g. confirmation from planning consultant)  <b>[INSERT EVIDENCE HERE]</b>
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<b>Answer 2 f</b>	<b>Evidence that the deal is subject to planning</b> (e.g. copy of the deal, lease option, etc.)  <b>[INSERT EVIDENCE HERE]</b>
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### Question 3 – GDV

<b>Answer 3a</b>	<b>Evidence of the exact GDV calculations</b> (e.g. professional valuations and comparables)  <b>[INSERT EVIDENCE HERE]</b>
<b>Answer 3b</b>	<b>Evidence of the approximate GDV calculations</b> (e.g. screenshots of comparables)  <b>[INSERT EVIDENCE HERE]</b>

### Question 4 – GDC

<b>Answer 4a</b>	<b>Evidence of the exact GDC calculations</b> (e.g. builder's quote or Quantity Surveyor's report)  <b>[INSERT EVIDENCE HERE]</b>
<b>Answer 4b</b>	<b>Evidence of your own calculations</b> (e.g. your calculations using average £/m <sup>2</sup> )  <b>[INSERT EVIDENCE HERE]</b>

## Question 5 – Agreed purchase price

<b>Answer 5 a</b>	<b>Evidence of the agreed purchase price</b> (e.g. email from landlord or estate agent)  <b>[INSERT EVIDENCE HERE]</b>
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<b>Answer 5 b</b>	<b>Evidence of negotiations around the agreed purchase price (ball-park figure)</b> (e.g. emails or messages from landlord or estate agent)  <b>[INSERT EVIDENCE HERE]</b>
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