

Essex BNG - 10% baseline

Commerical

User information

User inputs in this version of the model provided or updated by:

Name: SSL

Date: June 2024

SQW

Small industrial - brownfield		10% BNG Onsite									
RLV		Build cost					£psm				
	-£58,131	£900	£925	£950	£975	£1,000	£1,025	£1,050	£1,075	£1,100	£1,125
Rent £psf	£8.00	- 284,711	- 304,561	- 324,411	- 344,261	- 364,111	- 383,961	- 403,811	- 423,661	- 443,511	- 463,361
	£8.50	- 244,096	- 263,946	- 283,796	- 303,646	- 323,496	- 343,346	- 363,195	- 383,045	- 402,895	- 422,745
	£9.00	- 203,481	- 223,331	- 243,181	- 263,030	- 282,880	- 302,730	- 322,580	- 342,430	- 362,280	- 382,130
	£9.50	- 162,865	- 182,715	- 202,565	- 222,415	- 242,265	- 262,115	- 281,965	- 301,815	- 321,665	- 341,515
	£10.00	- 125,025	- 142,890	- 161,950	- 181,800	- 201,650	- 221,500	- 241,350	- 261,200	- 281,050	- 300,900
	£10.50	- 88,471	- 106,336	- 124,201	- 142,066	- 161,035	- 180,885	- 200,735	- 220,585	- 240,434	- 260,284
	£11.00	- 51,918	- 69,783	- 87,648	- 105,513	- 123,378	- 141,242	- 160,119	- 179,969	- 199,819	- 219,669
	£11.50	- 15,364	- 33,229	- 51,094	- 68,959	- 86,824	- 104,689	- 122,554	- 140,419	- 159,204	- 179,054
	£12.00	21,190	3,325	14,540	32,405	50,270	68,135	86,000	103,865	121,730	139,595
	£12.50	57,743	39,878	22,013	4,148	13,716	31,581	49,446	67,311	85,176	103,041
	£13.00	88,868	71,400	58,567	40,702	22,837	4,972	12,893	30,758	48,623	66,487
	£13.50	124,610	107,142	89,674	72,206	59,391	41,526	23,661	5,796	12,069	29,934
	£14.00	160,351	142,883	125,415	107,947	90,479	73,011	60,215	42,350	24,485	6,620
	£14.50	195,680	178,624	161,156	143,689	126,221	108,753	91,285	73,817	61,039	43,174
	£15.00	228,187	213,088	196,898	179,430	161,962	144,494	127,026	109,558	92,090	74,622
	£15.50	260,694	245,595	230,497	215,171	197,703	180,235	162,768	145,300	127,832	110,364
RLV		Build cost					£psm				
	-£58,131	£900	£925	£950	£975	£1,000	£1,025	£1,050	£1,075	£1,100	£1,125
Yield £psf	3.25%	530,562	515,635	500,708	485,782	470,855	455,928	441,001	426,074	411,147	396,220
	3.50%	436,907	421,980	407,053	392,126	377,199	362,272	347,345	332,418	317,492	302,565
	3.75%	355,739	340,812	325,885	310,958	296,031	286,059	270,961	255,841	238,373	220,905
	4.00%	289,713	274,615	259,516	244,418	229,319	211,867	194,399	176,931	159,463	141,995
	4.25%	226,326	211,228	194,644	177,176	159,708	142,241	124,773	107,305	89,837	72,369
	4.50%	167,690	150,222	132,754	115,286	97,818	80,350	67,721	49,856	31,991	14,126
	4.75%	112,315	94,847	77,379	64,682	46,817	28,952	11,087	6,778	24,643	42,508
	5.00%	67,306	49,441	31,576	13,711	4,154	22,019	39,884	57,749	75,614	93,479
	5.25%	21,190	3,325	14,540	32,405	50,270	68,135	86,000	103,865	121,730	139,595
	5.50%	- 20,734	- 38,599	- 56,464	- 74,329	- 92,194	- 110,059	- 127,924	- 145,789	- 165,171	- 185,021
	5.75%	- 59,012	- 76,877	- 94,742	- 112,607	- 130,472	- 148,337	- 168,002	- 187,852	- 207,702	- 227,552
	6.00%	- 94,101	- 111,966	- 129,831	- 147,696	- 167,290	- 187,140	- 206,990	- 226,839	- 246,689	- 266,539
	6.25%	- 126,382	- 144,247	- 163,458	- 183,308	- 203,158	- 223,008	- 242,858	- 262,708	- 282,558	- 302,407
	6.50%	- 156,867	- 176,717	- 196,567	- 216,417	- 236,267	- 256,117	- 275,967	- 295,817	- 315,667	- 335,517
	6.75%	- 187,524	- 207,374	- 227,224	- 247,073	- 266,923	- 286,773	- 306,623	- 326,473	- 346,323	- 366,173
	7.00%	- 215,990	- 235,840	- 255,690	- 275,540	- 295,390	- 315,240	- 335,090	- 354,940	- 374,790	- 394,640

Large industrial - greenfield			10% BNG Onsite									
RLV			Build cost £psm									
-£2,383,134			£900	£925	£950	£975	£1,000	£1,025	£1,050	£1,075	£1,100	£1,125
Rent £psf	£8.00	-3,628,626	-4,017,609	-4,406,591	-4,795,573	-5,184,555	-5,573,538	-5,962,520	-6,351,502	-6,740,484	-7,129,467	
	£8.50	-2,885,483	-3,274,465	-3,663,448	-4,052,430	-4,441,412	-4,830,394	-5,219,377	-5,608,359	-5,997,341	-6,386,323	
	£9.00	-2,142,340	-2,531,322	-2,920,304	-3,309,287	-3,698,269	-4,087,251	-4,476,233	-4,865,216	-5,254,198	-5,643,180	
	£9.50	-1,402,134	-1,788,179	-2,177,161	-2,566,143	-2,955,126	-3,344,108	-3,733,090	-4,122,072	-4,511,054	-4,900,037	
	£10.00	-756,480	-1,091,060	-1,434,018	-1,823,000	-2,211,982	-2,600,965	-2,989,947	-3,378,929	-3,767,911	-4,156,893	
	£10.50	-109,946	-448,360	-786,775	-1,121,702	-1,468,839	-1,857,821	-2,246,803	-2,635,786	-3,024,768	-3,413,750	
	£11.00	536,589	198,174	-140,240	-478,655	-817,069	-1,152,345	-1,503,660	-1,892,642	-2,281,625	-2,670,607	
	£11.50	1,183,123	844,709	506,294	167,880	-170,535	-508,949	-847,364	-1,182,988	-1,538,481	-1,927,464	
	£12.00	1,829,658	1,491,244	1,152,829	814,414	476,000	137,585	-200,829	-539,244	-877,658	-1,208,745	
	£12.50	2,476,193	2,137,778	1,799,364	1,460,949	1,122,535	784,120	445,705	107,291	-231,124	-569,538	
	£13.00	3,122,727	2,784,313	2,445,898	2,107,484	1,769,069	1,430,655	1,092,240	753,826	415,411	76,997	
	£13.50	3,769,262	3,430,848	3,092,433	2,754,018	2,415,604	2,077,189	1,738,775	1,400,360	1,061,946	723,531	
	£14.00	4,415,797	4,077,382	3,738,968	3,400,553	3,062,139	2,723,724	2,385,309	2,046,895	1,708,480	1,370,066	
	£14.50	5,061,403	4,723,917	4,385,502	4,047,088	3,708,673	3,370,259	3,031,844	2,693,430	2,355,015	2,016,600	
£15.00	5,703,199	5,368,554	5,032,037	4,693,622	4,355,208	4,016,793	3,678,379	3,339,964	3,001,550	2,663,135		
£15.50	6,344,995	6,010,350	5,675,705	5,340,157	5,001,742	4,663,328	4,324,913	3,986,499	3,648,084	3,309,670		

RLV			Build cost £psm									
-£2,383,134			£900	£925	£950	£975	£1,000	£1,025	£1,050	£1,075	£1,100	£1,125
Yield £psf	3.25%	7,598,026	7,263,381	6,928,735	6,594,090	6,259,445	5,924,800	5,586,531	5,248,116	4,909,702	4,571,287	
	3.50%	6,039,378	5,704,733	5,370,087	5,031,743	4,693,329	4,354,914	4,016,500	3,678,085	3,339,671	3,001,256	
	3.75%	4,686,294	4,347,879	4,009,464	3,671,050	3,332,635	2,994,221	2,655,806	2,317,392	1,978,977	1,640,563	
	4.00%	3,495,687	3,157,272	2,818,858	2,480,443	2,142,029	1,803,614	1,465,199	1,126,785	788,370	449,956	
	4.25%	2,445,151	2,106,737	1,768,322	1,429,908	1,091,493	753,079	414,664	76,249	-262,165	-600,580	
	4.50%	1,511,342	1,172,927	834,513	496,098	157,684	-180,731	-519,145	-857,560	-1,193,301	-1,550,201	
	4.75%	675,828	337,414	-1,001	-339,415	-677,830	-1,011,505	-1,352,110	-1,732,597	-2,121,579	-2,510,561	
	5.00%	-76,134	-414,548	-752,963	-1,087,502	-1,429,975	-1,818,957	-2,207,939	-2,596,921	-2,985,903	-3,374,886	
	5.25%	-756,480	-1,091,060	-1,434,018	-1,823,000	-2,211,982	-2,600,965	-2,989,947	-3,378,929	-3,767,911	-4,156,893	
	5.50%	-1,373,130	-1,755,952	-2,144,934	-2,533,916	-2,922,898	-3,311,881	-3,700,863	-4,089,845	-4,478,827	-4,867,810	
	5.75%	-2,016,067	-2,405,409	-2,794,031	-3,183,014	-3,571,996	-3,960,978	-4,349,960	-4,738,942	-5,127,925	-5,516,907	
	6.00%	-2,611,073	-3,000,055	-3,389,037	-3,778,019	-4,167,002	-4,555,984	-4,944,966	-5,333,948	-5,722,931	-6,111,913	
	6.25%	-3,158,478	-3,547,460	-3,936,443	-4,325,425	-4,714,407	-5,103,389	-5,492,372	-5,881,354	-6,270,336	-6,659,318	
	6.50%	-3,663,776	-4,052,758	-4,441,740	-4,830,722	-5,219,704	-5,608,687	-5,997,669	-6,386,651	-6,775,633	-7,164,616	
6.75%	-4,131,643	-4,520,626	-4,909,608	-5,298,590	-5,687,572	-6,076,555	-6,465,537	-6,854,519	-7,243,501	-7,632,484		
7.00%	-4,561,092	-4,955,074	-5,344,057	-5,733,039	-6,122,021	-6,511,003	-6,899,986	-7,288,968	-7,677,950	-8,066,932		

Offices - brownfield		10% BNG Onsite										
	RLV	Build cost £psm										
	-£5,210,622	£1,850	£2,000	£2,150	£2,300	£2,450	£2,600	£2,750	£2,900	£3,050	£3,200	
Rent £psf	£10.00	- 5,430,622	- 5,943,864	- 6,457,107	- 6,970,350	- 7,483,593	- 7,996,835	- 8,510,078	- 9,023,321	- 9,536,563	#####	
	£13.00	- 4,858,957	- 5,372,200	- 5,885,443	- 6,398,685	- 6,911,928	- 7,425,171	- 7,938,414	- 8,451,656	- 8,964,899	- 9,478,142	
	£16.00	- 4,287,293	- 4,800,536	- 5,313,778	- 5,827,021	- 6,340,264	- 6,853,507	- 7,366,749	- 7,879,992	- 8,393,235	- 8,906,477	
	£19.00	- 3,715,629	- 4,228,871	- 4,742,114	- 5,255,357	- 5,768,599	- 6,281,842	- 6,795,085	- 7,308,328	- 7,821,570	- 8,334,813	
	£22.00	- 3,143,964	- 3,657,207	- 4,170,450	- 4,683,692	- 5,196,935	- 5,710,178	- 6,223,421	- 6,736,663	- 7,249,906	- 7,763,149	
	£25.00	- 2,572,300	- 3,085,543	- 3,598,785	- 4,112,028	- 4,625,271	- 5,138,513	- 5,651,756	- 6,164,999	- 6,678,242	- 7,191,484	
	£28.00	- 2,000,636	- 2,513,878	- 3,027,121	- 3,540,364	- 4,053,606	- 4,566,849	- 5,080,092	- 5,593,335	- 6,106,577	- 6,619,820	
	£31.00	- 1,428,971	- 1,942,214	- 2,455,457	- 2,968,699	- 3,481,942	- 3,995,185	- 4,508,428	- 5,021,670	- 5,534,913	- 6,048,156	
	£34.00	- 857,307	- 1,370,550	- 1,883,792	- 2,397,035	- 2,910,278	- 3,423,520	- 3,936,763	- 4,450,006	- 4,963,249	- 5,476,491	
	£37.00	- 336,071	- 798,885	- 1,312,128	- 1,825,371	- 2,338,613	- 2,851,856	- 3,365,099	- 3,878,342	- 4,391,584	- 4,904,827	
	£40.00	157,074	- 284,660	- 740,464	- 1,253,706	- 1,766,949	- 2,280,192	- 2,793,434	- 3,306,677	- 3,819,920	- 4,333,163	
	£43.00	654,422	207,901	- 238,620	- 684,426	- 1,195,285	- 1,708,527	- 2,221,770	- 2,735,013	- 3,248,256	- 3,761,498	
	£46.00	1,151,770	705,249	258,728	- 187,793	- 631,847	- 1,136,863	- 1,650,106	- 2,163,348	- 2,676,591	- 3,189,834	
	£49.00	1,649,118	1,202,597	756,076	309,555	- 136,966	- 579,267	- 1,078,441	- 1,591,684	- 2,104,927	- 2,618,170	
	£52.00	2,146,466	1,699,945	1,253,424	806,903	360,382	- 86,140	- 526,688	- 1,020,020	- 1,533,263	- 2,046,505	
	£55.00	2,641,444	2,197,293	1,750,772	1,304,251	857,730	411,208	- 35,313	- 479,259	- 961,598	- 1,474,841	
Yield £psf	4.50%	241,919	- 204,602	- 649,235	- 1,156,183	- 1,669,426	- 2,182,669	- 2,695,911	- 3,209,154	- 3,722,397	- 4,235,639	
	5.00%	- 456,720	- 935,986	- 1,449,228	- 1,962,471	- 2,475,714	- 2,988,956	- 3,502,199	- 4,015,442	- 4,528,684	- 5,041,927	
	5.50%	- 1,082,433	- 1,595,676	- 2,108,918	- 2,622,161	- 3,135,404	- 3,648,646	- 4,161,889	- 4,675,132	- 5,188,374	- 5,701,617	
	6.00%	- 1,632,175	- 2,145,417	- 2,658,660	- 3,171,903	- 3,685,145	- 4,198,388	- 4,711,631	- 5,224,874	- 5,738,116	- 6,251,359	
	6.50%	- 2,097,341	- 2,610,583	- 3,123,826	- 3,637,069	- 4,150,312	- 4,663,554	- 5,176,797	- 5,690,040	- 6,203,282	- 6,716,525	
	7.00%	- 2,496,055	- 3,009,297	- 3,522,540	- 4,035,783	- 4,549,025	- 5,062,268	- 5,575,511	- 6,088,753	- 6,601,996	- 7,115,239	
	7.50%	- 2,841,606	- 3,354,849	- 3,868,092	- 4,381,335	- 4,894,577	- 5,407,820	- 5,921,063	- 6,434,305	- 6,947,548	- 7,460,791	
	8.00%	- 3,143,964	- 3,657,207	- 4,170,450	- 4,683,692	- 5,196,935	- 5,710,178	- 6,223,421	- 6,736,663	- 7,249,906	- 7,763,149	
	8.50%	- 3,410,751	- 3,923,994	- 4,437,236	- 4,950,479	- 5,463,722	- 5,976,964	- 6,490,207	- 7,003,450	- 7,516,692	- 8,029,935	
	9.00%	- 3,647,894	- 4,161,137	- 4,674,380	- 5,187,622	- 5,700,865	- 6,214,108	- 6,727,350	- 7,240,593	- 7,753,836	- 8,267,078	
	9.50%	- 3,860,075	- 4,373,318	- 4,886,561	- 5,399,803	- 5,913,046	- 6,426,289	- 6,939,531	- 7,452,774	- 7,966,017	- 8,479,259	
	10.00%	- 4,051,038	- 4,564,281	- 5,077,524	- 5,590,766	- 6,104,009	- 6,617,252	- 7,130,494	- 7,643,737	- 8,156,980	- 8,670,222	
	10.50%	- 4,223,814	- 4,737,057	- 5,250,300	- 5,763,542	- 6,276,785	- 6,790,028	- 7,303,270	- 7,816,513	- 8,329,756	- 8,842,998	
	11.00%	- 4,380,883	- 4,894,126	- 5,407,369	- 5,920,611	- 6,433,854	- 6,947,097	- 7,460,339	- 7,973,582	- 8,486,825	- 9,000,067	
	11.50%	- 4,524,294	- 5,037,537	- 5,550,780	- 6,064,022	- 6,577,265	- 7,090,508	- 7,603,750	- 8,116,993	- 8,630,236	- 9,143,478	
	12.00%	- 4,655,754	- 5,168,997	- 5,682,239	- 6,195,482	- 6,708,725	- 7,221,968	- 7,735,210	- 8,248,453	- 8,761,696	- 9,274,938	

Essex BNG - 20% onsite

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User information

User inputs in this version of the model provided or updated by:

Name: SSL

Date: June 2024

SQW

Small industrial - brownfield		20% BNG Onsite									
	RLV	Build cost £psm									
	-£62,568	£900	£925	£950	£975	£1,000	£1,025	£1,050	£1,075	£1,100	£1,125
Rent £psf	£8.00	- 289,149	- 308,999	- 328,849	- 348,699	- 368,548	- 388,398	- 408,248	- 428,098	- 447,948	- 467,798
	£8.50	- 248,533	- 268,383	- 288,233	- 308,083	- 327,933	- 347,783	- 367,633	- 387,483	- 407,333	- 427,183
	£9.00	- 207,918	- 227,768	- 247,618	- 267,468	- 287,318	- 307,168	- 327,018	- 346,868	- 366,718	- 386,568
	£9.50	- 167,303	- 187,153	- 207,003	- 226,853	- 246,703	- 266,553	- 286,403	- 306,253	- 326,103	- 345,952
	£10.00	- 129,463	- 147,328	- 166,388	- 186,238	- 206,088	- 225,938	- 245,787	- 265,637	- 285,487	- 305,337
	£10.50	- 92,909	- 110,774	- 128,639	- 146,504	- 165,472	- 185,322	- 205,172	- 225,022	- 244,872	- 264,722
	£11.00	- 56,355	- 74,220	- 92,085	- 109,950	- 127,815	- 145,680	- 164,557	- 184,407	- 204,257	- 224,107
	£11.50	- 19,802	- 37,667	- 55,532	- 73,397	- 91,261	- 109,126	- 126,991	- 144,856	- 163,642	- 183,492
	£12.00	16,752	- 1,113	- 18,978	- 36,843	- 54,708	- 72,573	- 90,438	- 108,303	- 126,168	- 144,032
	£12.50	53,306	35,441	17,576	- 289	- 18,154	- 36,019	- 53,884	- 71,749	- 89,614	- 107,479
	£13.00	84,431	66,963	54,130	36,265	18,400	535	- 17,330	- 35,195	- 53,060	- 70,925
	£13.50	120,172	102,704	85,236	67,768	54,953	37,088	19,223	1,359	- 16,506	- 34,371
	£14.00	155,913	138,445	120,977	103,510	86,042	68,574	55,777	37,912	20,047	2,182
	£14.50	191,243	174,187	156,719	139,251	121,783	104,315	86,847	69,379	56,601	38,736
	£15.00	223,749	208,651	192,460	174,992	157,524	140,056	122,589	105,121	87,653	70,185
	£15.50	256,256	241,157	226,059	210,734	193,266	175,798	158,330	140,862	123,394	105,926
	RLV	Build cost £psm									
	-£62,568	£900	£925	£950	£975	£1,000	£1,025	£1,050	£1,075	£1,100	£1,125
Yeild £psf	3.25%	526,125	511,198	496,271	481,344	466,417	451,490	436,563	421,636	406,709	391,783
	3.50%	432,469	417,542	402,615	387,688	372,762	357,835	342,908	327,981	313,054	298,127
	3.75%	351,301	336,374	321,447	306,520	291,593	281,622	266,523	251,403	233,935	216,467
	4.00%	285,276	270,177	255,079	239,980	224,882	207,429	189,961	172,493	155,025	137,558
	4.25%	221,889	206,790	190,207	172,739	155,271	137,803	120,335	102,867	85,399	67,931
	4.50%	163,252	145,785	128,317	110,849	93,381	75,913	63,283	45,418	27,553	9,688
	4.75%	107,877	90,409	72,941	60,244	42,379	24,514	6,649	- 11,216	- 29,081	- 46,946
	5.00%	62,868	45,003	27,138	9,273	- 8,592	- 26,457	- 44,321	- 62,186	- 80,051	- 97,916
	5.25%	16,752	- 1,113	- 18,978	- 36,843	- 54,708	- 72,573	- 90,438	- 108,303	- 126,168	- 144,032
	5.50%	- 25,172	- 43,037	- 60,902	- 78,767	- 96,632	- 114,497	- 132,361	- 150,226	- 169,608	- 189,458
	5.75%	- 63,450	- 81,315	- 99,180	- 117,045	- 134,910	- 152,775	- 172,440	- 192,290	- 212,140	- 231,990
	6.00%	- 98,539	- 116,403	- 134,268	- 152,133	- 171,727	- 191,577	- 211,427	- 231,277	- 251,127	- 270,977
	6.25%	- 130,820	- 148,685	- 167,896	- 187,745	- 207,595	- 227,445	- 247,295	- 267,145	- 286,995	- 306,845
	6.50%	- 161,305	- 181,155	- 201,005	- 220,855	- 240,704	- 260,554	- 280,404	- 300,254	- 320,104	- 339,954
	6.75%	- 191,961	- 211,811	- 231,661	- 251,511	- 271,361	- 291,211	- 311,061	- 330,911	- 350,761	- 370,611
	7.00%	- 220,428	- 240,278	- 260,128	- 279,978	- 299,828	- 319,678	- 339,528	- 359,378	- 379,228	- 399,077

Large industrial - greenfield

20% BNG Onsite

RLV		Build cost £psm									
-£1,662,257		£900	£925	£950	£975	£1,000	£1,025	£1,050	£1,075	£1,100	£1,125
Rent £psf	£8.00	- 2,907,749	- 3,296,732	- 3,685,714	- 4,074,696	- 4,463,678	- 4,852,660	- 5,241,643	- 5,630,625	- 6,019,607	- 6,408,589
	£8.50	- 2,164,606	- 2,553,588	- 2,942,570	- 3,331,553	- 3,720,535	- 4,109,517	- 4,498,499	- 4,887,482	- 5,276,464	- 5,665,446
	£9.00	- 1,421,463	- 1,810,445	- 2,199,427	- 2,588,409	- 2,977,392	- 3,366,374	- 3,755,356	- 4,144,338	- 4,533,321	- 4,922,303
	£9.50	- 681,088	- 1,067,302	- 1,456,284	- 1,845,266	- 2,234,248	- 2,623,231	- 3,012,213	- 3,401,195	- 3,790,177	- 4,179,160
	£10.00	- 35,383	- 369,979	- 713,141	- 1,102,123	- 1,491,105	- 1,880,087	- 2,269,070	- 2,658,052	- 3,047,034	- 3,436,016
	£10.50	611,151	272,737	65,678	400,622	747,962	1,136,944	1,525,926	1,914,909	2,303,891	2,692,873
	£11.00	1,257,686	919,271	580,857	242,442	95,972	431,265	782,783	1,171,765	1,560,747	1,949,730
	£11.50	1,904,221	1,565,806	1,227,392	888,977	550,563	212,148	126,267	461,907	817,604	1,206,586
	£12.00	2,550,755	2,212,341	1,873,926	1,535,512	1,197,097	858,683	520,268	181,854	156,561	487,699
	£12.50	3,197,290	2,858,875	2,520,461	2,182,046	1,843,632	1,505,217	1,166,803	828,388	489,974	151,559
	£13.00	3,843,825	3,505,410	3,166,996	2,828,581	2,490,166	2,151,752	1,813,337	1,474,923	1,136,508	798,094
	£13.50	4,490,359	4,151,945	3,813,530	3,475,116	3,136,701	2,798,287	2,459,872	2,121,457	1,783,043	1,444,628
	£14.00	5,136,894	4,798,479	4,460,065	4,121,650	3,783,236	3,444,821	3,106,407	2,767,992	2,429,578	2,091,163
	£14.50	5,782,516	5,445,014	5,106,599	4,768,185	4,429,770	4,091,356	3,752,941	3,414,527	3,076,112	2,737,698
	£15.00	6,424,312	6,089,667	5,753,134	5,414,720	5,076,305	4,737,891	4,399,476	4,061,061	3,722,647	3,384,232
	£15.50	7,066,108	6,731,463	6,396,818	6,061,254	5,722,840	5,384,425	5,046,011	4,707,596	4,369,182	4,030,767

RLV		Build cost £psm									
-£1,662,257		£900	£925	£950	£975	£1,000	£1,025	£1,050	£1,075	£1,100	£1,125
Yield £psf	3.25%	8,319,139	7,984,494	7,649,848	7,315,203	6,980,558	6,645,912	6,307,628	5,969,213	5,630,799	5,292,384
	3.50%	6,760,491	6,425,846	6,091,200	5,752,841	5,414,426	5,076,012	4,737,597	4,399,182	4,060,768	3,722,353
	3.75%	5,407,391	5,068,976	4,730,562	4,392,147	4,053,733	3,715,318	3,376,904	3,038,489	2,700,074	2,361,660
	4.00%	4,216,784	3,878,369	3,539,955	3,201,540	2,863,126	2,524,711	2,186,297	1,847,882	1,509,468	1,171,053
	4.25%	3,166,249	2,827,834	2,489,419	2,151,005	1,812,590	1,474,176	1,135,761	797,347	458,932	120,518
	4.50%	2,232,439	1,894,025	1,555,610	1,217,196	878,781	540,367	201,952	136,463	472,221	829,324
	4.75%	1,396,926	1,058,511	720,097	381,682	43,268	290,425	631,064	1,011,720	1,400,702	1,789,684
	5.00%	644,963	306,549	31,866	366,421	709,097	1,098,080	1,487,062	1,876,044	2,265,026	2,654,009
	5.25%	- 35,383	- 369,979	- 713,141	- 1,102,123	- 1,491,105	- 1,880,087	- 2,269,070	- 2,658,052	- 3,047,034	- 3,436,016
	5.50%	- 652,083	- 1,035,075	- 1,424,057	- 1,813,039	- 2,202,021	- 2,591,003	- 2,979,986	- 3,368,968	- 3,757,950	- 4,146,932
	5.75%	- 1,295,190	- 1,684,172	- 2,073,154	- 2,462,136	- 2,851,119	- 3,240,101	- 3,629,083	- 4,018,065	- 4,407,048	- 4,796,030
	6.00%	- 1,890,196	- 2,279,178	- 2,668,160	- 3,057,142	- 3,446,125	- 3,835,107	- 4,224,089	- 4,613,071	- 5,002,053	- 5,391,036
	6.25%	- 2,437,601	- 2,826,583	- 3,215,565	- 3,604,548	- 3,993,530	- 4,382,512	- 4,771,494	- 5,160,477	- 5,549,459	- 5,938,441
	6.50%	- 2,942,898	- 3,331,881	- 3,720,863	- 4,109,845	- 4,498,827	- 4,887,810	- 5,276,792	- 5,665,774	- 6,054,756	- 6,443,738
	6.75%	- 3,410,766	- 3,799,748	- 4,188,731	- 4,577,713	- 4,966,695	- 5,355,677	- 5,744,660	- 6,133,642	- 6,522,624	- 6,911,606
	7.00%	- 3,845,215	- 4,234,197	- 4,623,179	- 5,012,162	- 5,401,144	- 5,790,126	- 6,179,108	- 6,568,091	- 6,957,073	- 7,346,055

Offices - brownfield		20% BNG Onsite									
	RLV	Build cost £psm									
	-£5,232,984	£1,850	£2,000	£2,150	£2,300	£2,450	£2,600	£2,750	£2,900	£3,050	£3,200
Rent £psf	£10.00	- 5,452,984	- 5,966,227	- 6,479,470	- 6,992,712	- 7,505,955	- 8,019,198	- 8,532,440	- 9,045,683	- 9,558,926	#####
	£13.00	- 4,881,320	- 5,394,563	- 5,907,805	- 6,421,048	- 6,934,291	- 7,447,533	- 7,960,776	- 8,474,019	- 8,987,261	- 9,500,504
	£16.00	- 4,309,656	- 4,822,898	- 5,336,141	- 5,849,384	- 6,362,626	- 6,875,869	- 7,389,112	- 7,902,354	- 8,415,597	- 8,928,840
	£19.00	- 3,737,991	- 4,251,234	- 4,764,477	- 5,277,719	- 5,790,962	- 6,304,205	- 6,817,447	- 7,330,690	- 7,843,933	- 8,357,175
	£22.00	- 3,166,327	- 3,679,570	- 4,192,812	- 4,706,055	- 5,219,298	- 5,732,540	- 6,245,783	- 6,759,026	- 7,272,268	- 7,785,511
	£25.00	- 2,594,663	- 3,107,905	- 3,621,148	- 4,134,391	- 4,647,633	- 5,160,876	- 5,674,119	- 6,187,361	- 6,700,604	- 7,213,847
	£28.00	- 2,022,998	- 2,536,241	- 3,049,484	- 3,562,726	- 4,075,969	- 4,589,212	- 5,102,454	- 5,615,697	- 6,128,940	- 6,642,182
	£31.00	- 1,451,334	- 1,964,577	- 2,477,819	- 2,991,062	- 3,504,305	- 4,017,547	- 4,530,790	- 5,044,033	- 5,557,275	- 6,070,518
	£34.00	- 879,670	- 1,392,912	- 1,906,155	- 2,419,398	- 2,932,640	- 3,445,883	- 3,959,126	- 4,472,368	- 4,985,611	- 5,498,854
	£37.00	- 358,256	- 821,248	- 1,334,491	- 1,847,733	- 2,360,976	- 2,874,219	- 3,387,461	- 3,900,704	- 4,413,947	- 4,927,189
	£40.00	134,904	- 306,845	- 762,826	- 1,276,069	- 1,789,312	- 2,302,554	- 2,815,797	- 3,329,040	- 3,842,282	- 4,355,525
	£43.00	632,252	185,731	- 260,790	- 706,641	- 1,217,647	- 1,730,890	- 2,244,133	- 2,757,375	- 3,270,618	- 3,783,861
	£46.00	1,129,600	683,079	236,558	- 209,963	- 654,061	- 1,159,226	- 1,672,468	- 2,185,711	- 2,698,954	- 3,212,196
	£49.00	1,626,948	1,180,427	733,906	287,385	- 159,137	- 601,482	- 1,100,804	- 1,614,047	- 2,127,289	- 2,640,532
	£52.00	2,124,296	1,677,775	1,231,254	784,732	338,211	- 108,310	- 548,902	- 1,042,382	- 1,555,625	- 2,068,868
	£55.00	2,619,288	2,175,123	1,728,602	1,282,080	835,559	389,038	- 57,483	- 501,444	- 983,961	- 1,497,203
	RLV	Build cost £psm									
	-£5,232,984	£1,850	£2,000	£2,150	£2,300	£2,450	£2,600	£2,750	£2,900	£3,050	£3,200
Yeild £psf	4.50%	219,749	- 226,772	- 671,449	- 1,178,546	- 1,691,788	- 2,205,031	- 2,718,274	- 3,231,516	- 3,744,759	- 4,258,002
	5.00%	- 478,905	- 958,348	- 1,471,591	- 1,984,834	- 2,498,076	- 3,011,319	- 3,524,562	- 4,037,804	- 4,551,047	- 5,064,290
	5.50%	- 1,104,796	- 1,618,038	- 2,131,281	- 2,644,524	- 3,157,766	- 3,671,009	- 4,184,252	- 4,697,494	- 5,210,737	- 5,723,980
	6.00%	- 1,654,537	- 2,167,780	- 2,681,023	- 3,194,265	- 3,707,508	- 4,220,751	- 4,733,993	- 5,247,236	- 5,760,479	- 6,273,721
	6.50%	- 2,119,703	- 2,632,946	- 3,146,189	- 3,659,431	- 4,172,674	- 4,685,917	- 5,199,159	- 5,712,402	- 6,225,645	- 6,738,887
	7.00%	- 2,518,417	- 3,031,660	- 3,544,902	- 4,058,145	- 4,571,388	- 5,084,631	- 5,597,873	- 6,111,116	- 6,624,359	- 7,137,601
	7.50%	- 2,863,969	- 3,377,212	- 3,890,454	- 4,403,697	- 4,916,940	- 5,430,182	- 5,943,425	- 6,456,668	- 6,969,910	- 7,483,153
	8.00%	- 3,166,327	- 3,679,570	- 4,192,812	- 4,706,055	- 5,219,298	- 5,732,540	- 6,245,783	- 6,759,026	- 7,272,268	- 7,785,511
	8.50%	- 3,433,113	- 3,946,356	- 4,459,599	- 4,972,841	- 5,486,084	- 5,999,327	- 6,512,569	- 7,025,812	- 7,539,055	- 8,052,298
	9.00%	- 3,670,257	- 4,183,500	- 4,696,742	- 5,209,985	- 5,723,228	- 6,236,470	- 6,749,713	- 7,262,956	- 7,776,198	- 8,289,441
	9.50%	- 3,882,438	- 4,395,681	- 4,908,923	- 5,422,166	- 5,935,409	- 6,448,651	- 6,961,894	- 7,475,137	- 7,988,379	- 8,501,622
	10.00%	- 4,073,401	- 4,586,643	- 5,099,886	- 5,613,129	- 6,126,372	- 6,639,614	- 7,152,857	- 7,666,100	- 8,179,342	- 8,692,585
	10.50%	- 4,246,177	- 4,759,419	- 5,272,662	- 5,785,905	- 6,299,147	- 6,812,390	- 7,325,633	- 7,838,876	- 8,352,118	- 8,865,361
	11.00%	- 4,403,246	- 4,916,488	- 5,429,731	- 5,942,974	- 6,456,217	- 6,969,459	- 7,482,702	- 7,995,945	- 8,509,187	- 9,022,430
	11.50%	- 4,546,657	- 5,059,899	- 5,573,142	- 6,086,385	- 6,599,627	- 7,112,870	- 7,626,113	- 8,139,355	- 8,652,598	- 9,165,841
	12.00%	- 4,678,117	- 5,191,359	- 5,704,602	- 6,217,845	- 6,731,087	- 7,244,330	- 7,757,573	- 8,270,815	- 8,784,058	- 9,297,301

Essex BNG - 20% offsite

Commerical

User information

User inputs in this version of the model provided or updated by:

Name: SSL

Date: June 2024

SQW

Small industrial - brownfield		20% BNG Offsite									
RLV		Build cost £psm									
-£62,868		£900	£925	£950	£975	£1,000	£1,025	£1,050	£1,075	£1,100	£1,125
Rent £psf	£8.00	- 289,481	- 309,331	- 329,181	- 349,031	- 368,881	- 388,731	- 408,581	- 428,431	- 448,281	- 468,131
	£8.50	- 248,866	- 268,716	- 288,566	- 308,416	- 328,266	- 348,116	- 367,966	- 387,816	- 407,666	- 427,516
	£9.00	- 208,251	- 228,101	- 247,951	- 267,801	- 287,651	- 307,501	- 327,351	- 347,200	- 367,050	- 386,900
	£9.50	- 167,636	- 187,486	- 207,336	- 227,186	- 247,035	- 266,885	- 286,735	- 306,585	- 326,435	- 346,285
	£10.00	- 129,762	- 147,627	- 166,720	- 186,570	- 206,420	- 226,270	- 246,120	- 265,970	- 285,820	- 305,670
	£10.50	- 93,208	- 111,073	- 128,938	- 146,803	- 165,805	- 185,655	- 205,505	- 225,355	- 245,205	- 265,055
	£11.00	- 56,655	- 74,520	- 92,385	- 110,250	- 128,115	- 145,980	- 164,890	- 184,740	- 204,590	- 224,439
	£11.50	- 20,101	- 37,966	- 55,831	- 73,696	- 91,561	- 109,426	- 127,291	- 145,156	- 163,974	- 183,824
	£12.00	16,453	- 1,412	- 19,277	- 37,142	- 55,007	- 72,872	- 90,737	- 108,602	- 126,467	- 144,332
	£12.50	53,006	35,141	17,276	589	18,453	36,318	54,183	72,048	89,913	107,778
	£13.00	84,138	66,670	53,830	35,965	18,100	235	17,630	35,495	53,360	71,224
	£13.50	119,879	102,411	84,943	67,475	54,654	36,789	18,924	1,059	16,806	34,671
	£14.00	155,621	138,153	120,685	103,217	85,749	68,281	55,478	37,613	19,748	1,883
	£14.50	190,989	173,894	156,426	138,958	121,490	104,022	86,554	69,086	56,302	38,437
	£15.00	223,496	208,397	192,168	174,700	157,232	139,764	122,296	104,828	87,360	69,892
	£15.50	256,002	240,904	225,805	210,441	192,973	175,505	158,037	140,569	123,101	105,633
RLV		Build cost £psm									
-£62,868		£900	£925	£950	£975	£1,000	£1,025	£1,050	£1,075	£1,100	£1,125
Yeild £psf	3.25%	525,874	510,947	496,020	481,093	466,166	451,239	436,312	421,385	406,459	391,532
	3.50%	432,218	417,291	402,364	387,437	372,511	357,584	342,657	327,730	312,803	297,876
	3.75%	351,050	336,123	321,196	306,269	291,342	281,368	266,269	251,111	233,643	216,175
	4.00%	285,022	269,923	254,825	239,726	224,605	207,137	189,669	172,201	154,733	137,265
	4.25%	221,635	206,536	189,914	172,446	154,978	137,510	120,042	102,574	85,106	67,638
	4.50%	162,960	145,492	128,024	110,556	93,088	75,620	62,984	45,119	27,254	9,389
	4.75%	107,584	90,116	72,648	59,945	42,080	24,215	6,350	11,515	29,380	47,245
	5.00%	62,569	44,704	26,839	8,974	8,891	26,756	44,621	62,486	80,351	98,216
	5.25%	16,453	- 1,412	- 19,277	- 37,142	- 55,007	- 72,872	- 90,737	- 108,602	- 126,467	- 144,332
	5.50%	- 25,471	- 43,336	- 61,201	- 79,066	- 96,931	- 114,796	- 132,661	- 150,526	- 169,941	- 189,791
	5.75%	- 63,749	- 81,614	- 99,479	- 117,344	- 135,209	- 153,074	- 172,773	- 192,623	- 212,473	- 232,322
	6.00%	- 98,838	- 116,703	- 134,568	- 152,433	- 172,060	- 191,910	- 211,760	- 231,610	- 251,460	- 271,310
	6.25%	- 131,119	- 148,984	- 168,228	- 188,078	- 207,928	- 227,778	- 247,628	- 267,478	- 287,328	- 307,178
	6.50%	- 161,637	- 181,487	- 201,337	- 221,187	- 241,037	- 260,887	- 280,737	- 300,587	- 320,437	- 340,287
	6.75%	- 192,294	- 212,144	- 231,994	- 251,844	- 271,694	- 291,544	- 311,394	- 331,243	- 351,093	- 370,943
	7.00%	- 220,761	- 240,611	- 260,461	- 280,311	- 300,160	- 320,010	- 339,860	- 359,710	- 379,560	- 399,410

Large industrial - greenfield

20% BNG Offsite

RLV		Build cost £psm									
-£1,683,646		£900	£925	£950	£975	£1,000	£1,025	£1,050	£1,075	£1,100	£1,125
Rent £psf	£8.00	- 2,929,138	- 3,318,120	- 3,707,103	- 4,096,085	- 4,485,067	- 4,874,049	- 5,263,031	- 5,652,014	- 6,040,996	- 6,429,978
	£8.50	- 2,185,995	- 2,574,977	- 2,963,959	- 3,352,942	- 3,741,924	- 4,130,906	- 4,519,888	- 4,908,870	- 5,297,853	- 5,686,835
	£9.00	- 1,442,852	- 1,831,834	- 2,220,816	- 2,609,798	- 2,998,780	- 3,387,763	- 3,776,745	- 4,165,727	- 4,554,709	- 4,943,692
	£9.50	- 700,337	- 1,088,691	- 1,477,673	- 1,866,655	- 2,255,637	- 2,644,619	- 3,033,602	- 3,422,584	- 3,811,566	- 4,200,548
	£10.00	- 53,992	- 388,802	- 734,529	- 1,123,512	- 1,512,494	- 1,901,476	- 2,290,458	- 2,679,441	- 3,068,423	- 3,457,405
	£10.50	592,543	254,129	84,286	419,444	769,351	1,158,333	1,547,315	1,936,297	2,325,280	2,714,262
	£11.00	1,239,078	900,663	562,249	223,834	114,580	450,087	804,172	1,193,154	1,582,136	1,971,119
	£11.50	1,885,612	1,547,198	1,208,783	870,369	531,954	193,540	144,875	480,729	838,993	1,227,975
	£12.00	2,532,147	2,193,733	1,855,318	1,516,903	1,178,489	840,074	501,660	163,245	175,169	506,949
	£12.50	3,178,682	2,840,267	2,501,853	2,163,438	1,825,024	1,486,609	1,148,194	809,780	471,365	132,951
	£13.00	3,825,216	3,486,802	3,148,387	2,809,973	2,471,558	2,133,144	1,794,729	1,456,315	1,117,900	779,485
	£13.50	4,471,751	4,133,336	3,794,922	3,456,507	3,118,093	2,779,678	2,441,264	2,102,849	1,764,435	1,426,020
	£14.00	5,118,286	4,779,871	4,441,457	4,103,042	3,764,627	3,426,213	3,087,798	2,749,384	2,410,969	2,072,555
	£14.50	5,764,106	5,426,406	5,087,991	4,749,577	4,411,162	4,072,748	3,734,333	3,395,919	3,057,504	2,719,089
	£15.00	6,405,902	6,071,257	5,734,526	5,396,111	5,057,697	4,719,282	4,380,868	4,042,453	3,704,039	3,365,624
	£15.50	7,047,699	6,713,053	6,378,408	6,042,646	5,704,231	5,365,817	5,027,402	4,688,988	4,350,573	4,012,159

RLV		Build cost £psm									
-£1,683,646		£900	£925	£950	£975	£1,000	£1,025	£1,050	£1,075	£1,100	£1,125
Yield £psf	3.25%	8,300,729	7,966,084	7,631,439	7,296,793	6,962,148	6,627,434	6,289,020	5,950,605	5,612,191	5,273,776
	3.50%	6,742,081	6,407,436	6,072,647	5,734,232	5,395,818	5,057,403	4,718,989	4,380,574	4,042,160	3,703,745
	3.75%	5,388,782	5,050,368	4,711,953	4,373,539	4,035,124	3,696,710	3,358,295	3,019,881	2,681,466	2,343,052
	4.00%	4,198,176	3,859,761	3,521,347	3,182,932	2,844,517	2,506,103	2,167,688	1,829,274	1,490,859	1,152,445
	4.25%	3,147,640	2,809,226	2,470,811	2,132,397	1,793,982	1,455,568	1,117,153	778,738	440,324	101,909
	4.50%	2,213,831	1,875,416	1,537,002	1,198,587	860,173	521,758	183,344	155,071	486,157	850,713
	4.75%	1,378,317	1,039,903	701,488	363,074	24,659	309,247	650,314	1,033,108	1,422,091	1,811,073
	5.00%	626,355	287,941	50,474	385,243	730,486	1,119,468	1,508,451	1,897,433	2,286,415	2,675,397
	5.25%	- 53,992	- 388,802	- 734,529	- 1,123,512	- 1,512,494	- 1,901,476	- 2,290,458	- 2,679,441	- 3,068,423	- 3,457,405
	5.50%	- 671,333	- 1,056,463	- 1,445,446	- 1,834,428	- 2,223,410	- 2,612,392	- 3,001,375	- 3,390,357	- 3,779,339	- 4,168,321
	5.75%	- 1,316,578	- 1,705,561	- 2,094,543	- 2,483,525	- 2,872,507	- 3,261,490	- 3,650,472	- 4,039,454	- 4,428,436	- 4,817,419
	6.00%	- 1,911,584	- 2,300,567	- 2,689,549	- 3,078,531	- 3,467,513	- 3,856,496	- 4,245,478	- 4,634,460	- 5,023,442	- 5,412,424
	6.25%	- 2,458,990	- 2,847,972	- 3,236,954	- 3,625,937	- 4,014,919	- 4,403,901	- 4,792,883	- 5,181,865	- 5,570,848	- 5,959,830
	6.50%	- 2,964,287	- 3,353,269	- 3,742,252	- 4,131,234	- 4,520,216	- 4,909,198	- 5,298,181	- 5,687,163	- 6,076,145	- 6,465,127
	6.75%	- 3,432,155	- 3,821,137	- 4,210,120	- 4,599,102	- 4,988,084	- 5,377,066	- 5,766,048	- 6,155,031	- 6,544,013	- 6,932,995
	7.00%	- 3,866,604	- 4,255,586	- 4,644,568	- 5,033,551	- 5,422,533	- 5,811,515	- 6,200,497	- 6,589,479	- 6,978,462	- 7,367,444

Offices - brownfield		20% BNG Offsite									
RLV		Build cost £psm									
-£5,231,661		£1,850	£2,000	£2,150	£2,300	£2,450	£2,600	£2,750	£2,900	£3,050	£3,200
Rent £psf	£10.00	- 5,451,661	- 5,964,904	- 6,478,147	- 6,991,389	- 7,504,632	- 8,017,875	- 8,531,117	- 9,044,360	- 9,557,603	#####
	£13.00	- 4,879,997	- 5,393,240	- 5,906,482	- 6,419,725	- 6,932,968	- 7,446,210	- 7,959,453	- 8,472,696	- 8,985,938	- 9,499,181
	£16.00	- 4,308,333	- 4,821,575	- 5,334,818	- 5,848,061	- 6,361,303	- 6,874,546	- 7,387,789	- 7,901,031	- 8,414,274	- 8,927,517
	£19.00	- 3,736,668	- 4,249,911	- 4,763,154	- 5,276,396	- 5,789,639	- 6,302,882	- 6,816,124	- 7,329,367	- 7,842,610	- 8,355,852
	£22.00	- 3,165,004	- 3,678,247	- 4,191,489	- 4,704,732	- 5,217,975	- 5,731,217	- 6,244,460	- 6,757,703	- 7,270,945	- 7,784,188
	£25.00	- 2,593,340	- 3,106,582	- 3,619,825	- 4,133,068	- 4,646,310	- 5,159,553	- 5,672,796	- 6,186,038	- 6,699,281	- 7,212,524
	£28.00	- 2,021,675	- 2,534,918	- 3,048,161	- 3,561,403	- 4,074,646	- 4,587,889	- 5,101,131	- 5,614,374	- 6,127,617	- 6,640,859
	£31.00	- 1,450,011	- 1,963,254	- 2,476,496	- 2,989,739	- 3,502,982	- 4,016,224	- 4,529,467	- 5,042,710	- 5,555,952	- 6,069,195
	£34.00	- 878,346	- 1,391,589	- 1,904,832	- 2,418,075	- 2,931,317	- 3,444,560	- 3,957,803	- 4,471,045	- 4,984,288	- 5,497,531
	£37.00	- 357,092	- 819,925	- 1,333,168	- 1,846,410	- 2,359,653	- 2,872,896	- 3,386,138	- 3,899,381	- 4,412,624	- 4,925,866
	£40.00	136,055	- 305,681	- 761,503	- 1,274,746	- 1,787,989	- 2,301,231	- 2,814,474	- 3,327,717	- 3,840,959	- 4,354,202
	£43.00	633,403	186,882	- 259,639	- 705,450	- 1,216,324	- 1,729,567	- 2,242,810	- 2,756,052	- 3,269,295	- 3,782,538
	£46.00	1,130,751	684,230	237,709	- 208,812	- 652,870	- 1,157,903	- 1,671,145	- 2,184,388	- 2,697,631	- 3,210,873
	£49.00	1,628,099	1,181,578	735,057	288,536	- 157,986	- 600,291	- 1,099,481	- 1,612,724	- 2,125,966	- 2,639,209
	£52.00	2,125,447	1,678,926	1,232,405	785,884	339,362	- 107,159	- 547,711	- 1,041,059	- 1,554,302	- 2,067,545
	£55.00	2,620,427	2,176,274	1,729,753	1,283,232	836,710	390,189	- 56,332	- 500,279	- 982,638	- 1,495,880
RLV		Build cost £psm									
-£5,231,661		£1,850	£2,000	£2,150	£2,300	£2,450	£2,600	£2,750	£2,900	£3,050	£3,200
Yeild £psf	4.50%	220,900	- 225,621	- 670,258	- 1,177,223	- 1,690,465	- 2,203,708	- 2,716,951	- 3,230,193	- 3,743,436	- 4,256,679
	5.00%	- 477,740	- 957,025	- 1,470,268	- 1,983,510	- 2,496,753	- 3,009,996	- 3,523,238	- 4,036,481	- 4,549,724	- 5,062,967
	5.50%	- 1,103,472	- 1,616,715	- 2,129,958	- 2,643,200	- 3,156,443	- 3,669,686	- 4,182,929	- 4,696,171	- 5,209,414	- 5,722,657
	6.00%	- 1,653,214	- 2,166,457	- 2,679,700	- 3,192,942	- 3,706,185	- 4,219,428	- 4,732,670	- 5,245,913	- 5,759,156	- 6,272,398
	6.50%	- 2,118,380	- 2,631,623	- 3,144,866	- 3,658,108	- 4,171,351	- 4,684,594	- 5,197,836	- 5,711,079	- 6,224,322	- 6,737,564
	7.00%	- 2,517,094	- 3,030,337	- 3,543,579	- 4,056,822	- 4,570,065	- 5,083,307	- 5,596,550	- 6,109,793	- 6,623,035	- 7,136,278
	7.50%	- 2,862,646	- 3,375,889	- 3,889,131	- 4,402,374	- 4,915,617	- 5,428,859	- 5,942,102	- 6,455,345	- 6,968,587	- 7,481,830
	8.00%	- 3,165,004	- 3,678,247	- 4,191,489	- 4,704,732	- 5,217,975	- 5,731,217	- 6,244,460	- 6,757,703	- 7,270,945	- 7,784,188
	8.50%	- 3,431,790	- 3,945,033	- 4,458,276	- 4,971,518	- 5,484,761	- 5,998,004	- 6,511,246	- 7,024,489	- 7,537,732	- 8,050,974
	9.00%	- 3,668,934	- 4,182,176	- 4,695,419	- 5,208,662	- 5,721,904	- 6,235,147	- 6,748,390	- 7,261,633	- 7,774,875	- 8,288,118
	9.50%	- 3,881,115	- 4,394,357	- 4,907,600	- 5,420,843	- 5,934,086	- 6,447,328	- 6,960,571	- 7,473,814	- 7,987,056	- 8,500,299
	10.00%	- 4,072,078	- 4,585,320	- 5,098,563	- 5,611,806	- 6,125,048	- 6,638,291	- 7,151,534	- 7,664,776	- 8,178,019	- 8,691,262
	10.50%	- 4,244,854	- 4,758,096	- 5,271,339	- 5,784,582	- 6,297,824	- 6,811,067	- 7,324,310	- 7,837,552	- 8,350,795	- 8,864,038
	11.00%	- 4,401,923	- 4,915,165	- 5,428,408	- 5,941,651	- 6,454,893	- 6,968,136	- 7,481,379	- 7,994,621	- 8,507,864	- 9,021,107
	11.50%	- 4,545,334	- 5,058,576	- 5,571,819	- 6,085,062	- 6,598,304	- 7,111,547	- 7,624,790	- 8,138,032	- 8,651,275	- 9,164,518
	12.00%	- 4,676,794	- 5,190,036	- 5,703,279	- 6,216,522	- 6,729,764	- 7,243,007	- 7,756,250	- 8,269,492	- 8,782,735	- 9,295,978