



Appendix 3

Assessments for Housing Potential

Name in 1992 Public Gazetteer.	Extant Y / N	Address	Ward	3 Dragons	ELG VA	Listed Building	Conservation Area (*at risk)	Floor Area (m²)	Date of origin	Condition	Physical Constraints (-5 to +5)					Value Area				
											Heritage Considerations	Condition	Suitability for Residential Use	Scale/Investment Type	Rating axis (x-axis)	Rating (y-axis)	Rating	(y-axis)		
Ace Mill	Y	Whitegate Lane, Chadderton, Oldham, OL9 9RJ	[Chadderton Central]	VA3	VA3	N	N	28880	1910-4	Good	5.00	2.50	-2.50	-5.00	0.00	1.67	0.84	Medium	Low	Medium
Adelaide Mill		Gould Street, Oldham, OL1 3PW	[St James']	VA3	VA3	N	N	4000 est		Good	5.00	2.50	-5.00	5.00	1.88	1.67	1.77	Medium	Medium	Medium
Albert Mills	Y	Albert Street, Hollins, Oldham, OL8 3QP	[Fallsworth East]	VA4	VA4	N	N	8220	c 1850	Good	5.00	2.50	0.00	2.50	2.50	-1.67	0.42	Medium	Low	Low
Alliance Mill	Y	Brown Street, Oldham, OL1 3QH	[St Mary's]	VA5	VA5	N	N	1546	c 1860	Poor	5.00	-2.50	-5.00		-0.83	-5.00	-2.92	Low		Low
Austerlands Mill	Y	Huddersfield Road, Austerlands, Oldham, OL4 3QD	[Saddleworth North]	VA4	VA2	N	N	1235	1819	Fair	5.00	0.00	-5.00		0.00	5.00	2.50	High		High
Bee Mill	Y	Shaw Road, Royton, Oldham, OL2 6EF	[Royton South]	VA3	VA3	N	N	11636	1901	Good	5.00	2.50	-5.00		0.83	1.67	1.25	Medium		Medium
Belgrave Mill	Y	Honeywell Lane, Hathershaw, Oldham, OL8 2LB	[Alexandra]	VA5	VA5	N	N	8646 (No. 1) 5874 (No. 3) 20635 (No. 4)	1881	Good	5.00	2.50	0.00	-5.00	0.63	-5.00	-2.19	Low	Low	Low
Bell Mill	Y	Claremont Street, Hathershaw, Oldham, OL8 3EJ	[Medlock Vale]	VA5	VA5	N	N	20559	1904	Good	5.00	2.50	2.50	-5.00	1.25	-5.00	-1.88	Low	Low	Low
Briar Mill	Y	Beal Lane, Shaw, OL2 8PH	[Shaw]	VA3	VA3	N	N	25646	1906	Good	5.00	2.50	-5.00	-5.00	-0.63	1.67	0.52	Medium	Low	Low
Britannia Mill	Y	Britannia Street, Oldham, OL1 3QB	[St Mary's]	VA5	VA5	N	N	2799	Early 19th century	Fair	5.00	0.00	-5.00	5.00	1.25	-5.00	-1.88	Low	Low	Low
Cairo Mill	Y	Greenacres Road, Waterhead, Oldham, OL4 3EX	[Waterhead]	VA3	VA3	N	N	17239	1903	Good	5.00	2.50	0.00	-2.50	1.25	1.67	1.46	Medium	Low	Low
Delta Mill	Y	New Coin Street, Royton, Oldham, OL2 6JZ	[Royton South]	VA3	VA3	N	N	11172	1902	Good	5.00	2.50	0.00	0.00	1.88	1.67	1.77	Medium	Low	Medium
Dob Lane End Mill	Y	Morton Street, Fallsworth, Oldham, M35 0FA	[Fallsworth West]	VA3	VA3	N	N	1553	c 1860s	Good	5.00	2.50	-5.00		0.83	1.67	1.25	Medium		Medium
Duke Mill	Y	Refuge Street, Shaw, Oldham, OL2 8QP	[Shaw]	VA3	VA3	N	N	15750	1883	Good	5.00	2.50	2.50	-2.50	1.88	1.67	1.77	Medium	Low	Medium
Earl Mill	Y	Dowry Street, Hathershaw, OL8 2PF	[Medlock Vale]	VA5	VA5	N	N	15468	1860	Good	5.00	2.50	0.00	-2.50	1.25	-5.00	-1.88	Low	Low	Low
Elm Mill	Y	Linney Lane, Shaw, OL2 8HB	[Shaw]	VA3	VA3	N	N	17148	1890	Good	5.00	2.50	-5.00	-2.50	0.00	1.67	0.84	Medium	Low	Low
Falcon Mill	Y	Victoria Street, Chadderton, Oldham, OL9 0HB	[Chadderton North]	VA3	VA3	N	Victoria Street	4660	1885	Good	0.00	2.50	-5.00		-0.83	1.67	0.42	Medium		Low
Fir Mill	Y	High Barn Street, Royton, Oldham, OL2 6RW	[Royton South]	VA3	VA3	N	N	23662	1905	Good	5.00	2.50	2.50	-5.00	1.25	1.67	1.46	Medium	Low	Medium
Forge Mill	Y	Greenacres Road, Oldham, OL4 1HA	[St Mary's]	VA5	VA5	N	N	3813	Early 19th	Good	5.00	2.50	-5.00	-5.00	-0.63	-5.00	-2.81	Low		Low
Fountain Mill	Y	Stampstone Street, Oldham, OL1 3LJ	[St James']	VA3	VA3	N	N	3360	1821	Poor	5.00	-2.50	0.00	5.00	1.88	1.67	1.77	Medium	Medium	Medium
Gatehead Mill	Y	Delph New Road, Delph, Oldham, OL3 5DB	[Saddleworth North]	VA4	VA2	N	Within 100m Delph	2673	1781	Poor	5.00	-2.50	-5.00		-0.83	5.00	2.08	High		High
Gorse Mill No.1	Y	Gorse Street, Chadderton, Oldham, OL9 9QL	[Chadderton Central]	VA3	VA3	N	N	19020	1908	Good	5.00	2.50	-2.50	-2.50	0.63	1.67	1.15	Medium	Low	Medium
Grape Mill	Y	New Coin Street, Royton, Oldham, OL2 6JZ	[Royton North]	VA3	VA3	N	N	28109	1905	Fair	5.00	0.00	0.00	-5.00	0.00	1.67	0.84	Medium	Low	Low
Greenfield Mills	Y	Holmfirth Road, Greenfield, Oldham, OL3 7NB	[Saddleworth South]	VA1	VA2	N	Within 100m Hey Top	99240	Early 19th	Poor	5.00	-2.50	-5.00		-0.83	5.00	2.08	High		High
Greengate Mill	Y	Sefton Street, Chadderton, Oldham, OL9 7LX	[Hollinwood]	VA5	VA5	N	N	2560	Early 20th	Good	5.00	2.50	-5.00	5.00	1.88	-5.00	-1.56	Low	Low	Low
Haybottoms Mill	Y	Oak View Road, Greenfield, Oldham, OL3 7EP	[Saddleworth South]	VA1	VA2	N	Within 100m Ladhill Lane	2765	Early 19th	Good	5.00	2.50	-5.00		0.83	5.00	2.92	High		High
Heron Mill	Y	Heron Street, Hollins, Oldham, OL8 4JS	[Hollinwood]	VA5	VA5	N	N	20539	1905	Very Good	5.00	5.00	2.50	-5.00	1.88	-5.00	-1.56	Low	Low	Low
Ivy Mill	Y	Mitre Street, Fallsworth, Oldham, M35 9BY	[Fallsworth East]	VA4	VA4	N	N	15011	1883	Good	5.00	2.50	0.00	-2.50	1.25	-1.67	-0.21	Low	Low	Low
Jubilee Mill	Y	Brideoake Street, Waterhead, Oldham, OL4 2HA	[Waterhead]	VA3	VA3	N	N	1445	1848	Poor	5.00	-2.50	0.00	0.00	0.63	1.67	1.15	Medium	Low	Medium
Jubilee Mill (Fulling) *	Y	Off Milnrow Road, Shaw, Oldham, OL2 8BX	[Shaw]	VA3	VA3	N	N	3043	Late 19th century	Very Bad	5.00	-5.00	0.00	5.00	1.25	1.67	1.46	Medium	Low	Low

Blended Score

Housing Potential Score	Viability Testing	Blended Assessment
Medium	Low	Medium
Medium	Medium	Medium
Medium	Low	Low
Low		Low
High		High
Medium		Medium
Low	Low	Low
Low	Low	Low
Medium	Low	Low
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Medium	Low	Low
Medium	Low	Low
Medium	Low	Medium
Low		Low
Medium	Low	Low
Medium	Medium	Medium
High		High
Medium	Low	Medium
Medium	Low	Low
High		High
Low	Low	Low
Low	Low	Low
Medium	Low	Medium
Medium	Low	Low

Kinders Lane Mill	Y	Boarshurst Lane, Greenfield, Oldham, OL3 7BG	[Saddleworth South]	VA1	VA2	N	Within 100m Boarshurst and Ladhill Lane	3394	Late 19th	Fair		5.00	0.00	0.00	5.00	2.50	5.00	3.75	High	High	High
Knarr Mill	Y	Oldham Road, Delph, Oldham, OL3 5RQ	[Saddleworth North]	VA4	VA2	N	N	3282	1791	Good		5.00	2.50	-5.00		0.83	5.00	2.92	High		High
Lane End Mill	Y	Holden Fold Lane, Royton, Oldham, OL2 5LW	[Royton North]	VA3	VA3	N	N	1877	Early 19th century	Good		5.00	2.50	-5.00		0.83	1.67	1.25	Medium		Medium
Lilac Mill	Y	Beal Lane, Shaw, OL2 8PJ	[Shaw]	VA3	VA3	N	N	40776	1918	Good		5.00	2.50	-5.00		-0.63	1.67	0.52	Medium	Low	Low
Lily Mills	Y	Linney Lane, Shaw, OL2 8HB	[Shaw]	VA3	VA3	N	N	No. 1 24376 No. 2 21884	1904	Good		5.00	2.50	-5.00		-0.63	1.67	0.52	Medium	Low	Low
Longrange Mill	Y	Greenacres Road, Waterhead, Oldham, OL4 3NS	[Waterhead]	VA3	VA3	N	N	11295	1908	Fair		5.00	0.00	0.00	0.00	1.25	1.67	1.46	Medium	Low	Low
Lumb Mill	Y	Huddersfield Road, Delph, Oldham, OL3 5DF	[Saddleworth North]	VA4	VA2	N	Within 100m Delph	3863	1794	Good		5.00	2.50	-5.00		0.83	5.00	2.92	High		High
Majestic Mill	Y	Dunham Street, Waterhead, Oldham, OL4 3NT	[Saddleworth West and Lees]	VA3	VA3	N	N	20346	1903	Fair		5.00	0.00	0.00	-5.00	0.00	1.67	0.84	Medium	Low	Low
Malta Mill	Y	Mills Hill Road, Chadderton, Oldham, M24 2EE	[Chadderton Central]	VA3	VA3	N	N	18364	1905	Good		5.00	2.50	0.00	-2.50	1.25	1.67	1.46	Medium	Low	Low
Marlborough Mill (No. 1)	Y	Mellor Street, Fallsworth, Oldham, M35 0HT	[Fallsworth West]	VA3	VA3	N	N	25965	1905	Good		5.00	2.50	0.00	-5.00	0.63	1.67	1.15	Medium	Low	Medium
Morton Mill	Y	Morton Street, Fallsworth, Oldham, M35 0BN	[Fallsworth West]	VA3	VA3	N	N	3589	1914	Poor		5.00	2.50	-5.00		0.83	1.67	1.25	Medium		Medium
Oak View Mills	Y	Manchester Road, Greenfield, Oldham, OL3 7HG	[Saddleworth South]	VA1	VA2	N	Within 100m Ladhill Lane	5764	Early 19th	Good		5.00	2.50	0.00	2.50	2.50	5.00	3.75	High	Medium	Medium
Osborne Mill	Y	Waddington Street, Chadderton, Oldham, OL9 6QH	[Coldhurst]	VA5	VA5	N	N	19787	1873	Good		5.00	2.50	0.00	-2.50	1.25	-5.00	-1.88	Low	Low	Low
Paradise Mill	Y	Bell Street, Oldham, OL1 3QA	[St Mary's]	VA5	VA5	N	N	1286	Early 19th century	Fair		5.00	0.00	-5.00		0.00	-5.00	-2.50	Low		Low
Pingle Mill	Y	Pingle Lane, Delph, Oldham, OL3 5EX	[Saddleworth North]	VA4	VA2	N	N	2820	1780s	Good		5.00	2.50	2.50	5.00	3.75	5.00	4.38	High	Medium	Medium
Prince of Wales Mill	Y	Vulcan Street, Oldham, OL1 4EP	[St James']	VA3	VA3	N	N	294	1875	Good		5.00	2.50	2.50	5.00	3.75	1.67	2.71	High	Medium	Medium
Ram Mill	Y	Gordon Street, Chadderton, Oldham, OL9 9RJ	[Chadderton Central]	VA3	VA3	N	N	19064	1907	Good		5.00	2.50	-5.00	-2.50	0.00	1.67	0.84	Medium	Low	Low
Rasping Mills	Y	Millgate, Delph, Oldham, OL3 5DG	[Saddleworth North]	VA4	VA2	N	Delph	10844	1775	Fair		0.00	0.00	0.00	0.00	0.00	5.00	2.50	High		High
Raven Mill	Y	Raven Avenue, Chadderton, Oldham, OL9 8PW	[Chadderton Central]	VA3	VA3	N	N	19753	1892-1910	Good		5.00	2.50	2.50	-2.50	1.88	1.67	1.77	Medium	Low	Low
Slackcote Mills	Y	Slackcote Lane, Delph, Oldham, OL3 5TW	[Saddleworth North]	VA4	VA2	N	N	2062	1781	Good		5.00	2.50	0.00	5.00	3.13	5.00	4.06	High	Medium	Medium
Springfield Mills*	Y	Moss Lane, Royton, Oldham, OL2 6HR	[Royton South]	VA3	VA3	N	N	1144	1869	Good		5.00	2.50	-5.00		0.83	1.67	1.25	Medium		Medium
Springfield Works	Y	Samuel Street, Fallsworth, Oldham, M35 0GA	[Fallsworth West]	VA3	VA3	N	N	2234	Late 19th	Good		5.00	2.50	-5.00		0.83	1.67	1.25	Medium		Medium
Stockfield Mill	Y	Stockfield Road, Chadderton, Oldham, OL9 9E5	[Chadderton Central]	VA3	VA3	N	N	13996	1862	Good		5.00	2.50	-2.50	0.00	1.25	1.67	1.46	Medium	Low	Low
Swan Mill	Y	Foxdenton Lane, Chadderton, Oldham, M24 1QG	[Chadderton Central]	VA3	VA3	N	N	26229	1875	Good		5.00	2.50	0.00	-5.00	0.63	1.67	1.15	Medium	Low	Medium
Thornham Mill	Y	Oozewood Road, Royton, Oldham, OL2 5SJ	[Royton North]	VA3	VA3	N	N	6904	1885	Poor		5.00	-2.50	2.50	2.50	1.88	1.67	1.77	Medium	Low	Low
Vale Mill	Y	Chamber Road, Hollins, Oldham, OL8 4PX	[Hollinwood]	VA5	VA5	N	N	12518	1868	Good		5.00	2.50	-5.00	0.00	0.63	-5.00	-2.19	Low	Low	Low
Vale Mill	Y	Stockfield Road, Chadderton, Oldham, OL9 9LU	[Chadderton Central]	VA3	VA3	N	N	2412	c. 1860	Good		5.00	2.50	-2.50	5.00	2.50	1.67	2.09	High	Low	Medium
Vine Mill	Y	Middleton Road, Royton, Oldham, OL2 5LN	[Royton North]	VA3	VA3	N	Within 100m St Pauls	17358	1897	Fair		5.00	0.00	0.00	-2.50	0.63	1.67	1.15	Medium	Low	Low
Warth Mill	Y	Huddersfield Road, Diggle, Oldham, OL3 5PS	[Saddleworth North]	VA4	VA2	N	N	7664	Early 19th	Good		5.00	2.50	0.00	2.50	2.50	5.00	3.75	High	Medium	Medium
Waterside Mill	Y	Waterside, Greenfield, Oldham, OL3 7NH	[Saddleworth South]	VA1	VA2	N	N	6100	1836	Good		5.00	2.50	2.50	2.50	3.13	5.00	4.06	High	Medium	Medium
Wellington Mills	Y	Chew Valley Road, Greenfield, Oldham, OL3 7BT	[Saddleworth South]	VA1	VA2	N	N	3675	1853	Poor		5.00	-2.50	0.00	5.00	1.88	5.00	3.44	High	Medium	Medium
Werneth Mill	Y	Manchester Road, Werneth, Oldham, OL9 6HF	[Werneth]	VA5	VA5	N	N	6906	1821-4	Good		5.00	2.50	-5.00		0.83	-5.00	-2.08	Low		Low

High	High	High
High		High
Medium		Medium
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Low		Low

		Assumed Sales Value (\$mm)	Assumed Sales Value (\$mm)	Size of Mill (sq ft)	Gross to Net Ratio	Net Developable	Potential Number of Units	Estimated rental value (\$/sqft)	Assumed occupancy rate	Potential rental per unit	Yield	Existing Use Value (\$M)	Landowner premium	Benchmark Land Value (\$/sqft)	Blended Construction Costs (\$/sqft)	Assumed Finance Costs % of Total Construction Costs	Assumed Professional Fees % of Construction Costs	Sales/Marketing/Leg % of GDV	Construction Costs	Total Construction Cost	GDV	Affordable Housing Contribution	Target Profit 28%	Illustrative Profit/Loss	Illustrative return	Retail sales conversion value without funding	Discounted Sales GDV 25%	Affordable Housing Contribution	Target Developer Profit 15%	Illustrative Profit/Loss	Illustrative Return on GDV	PRS Model conversion viable without funding Y/N	Illustrative Return without affordable housing	Illustrative Return on GDV	PRS Model conversion viable without affordable	Based on just viability
Lee Mill	V03	\$2,370	\$142,200	28,800	50%	14,400	241	\$20	50%	\$288,000	12%	\$2,466,637	20%	\$2,887,988	\$1,300	\$1,299,599	\$1,501,760	\$1,026,684	\$18,772,000	\$22,600,637	\$34,222,800	\$2,566,710	\$9,580,394	\$6,168,058	18%	\$25,607,100	\$1,925,003	\$1,850,065	-\$1,745,964	-7%	Wouldn't appeal to PRS investor given the scale	-\$1,745,964	\$179,088	1%	Low	
Adelaide Mill	V03	\$2,370	\$142,200	4,500	60%	2,250	40	\$20	50%	\$45,000	12%	\$133,333	20%	\$399,999	\$1,300	\$1,311,200	\$249,000	\$170,640	\$1,120,000	\$1,351,400	\$249,000	\$1,599,400	\$1,109,960	20%	Marginal	\$2,607,600	\$2,607,600	\$2,607,600	\$2,607,600	100%	Wouldn't appeal to PRS investor given the scale	\$2,607,600	\$2,607,600	100%	High	
Albion Mill	V03	\$2,370	\$142,200	8,250	70%	4,125	80	\$15	50%	\$158,250	12%	\$1,188,750	20%	\$1,488,000	\$1,300	\$1,355,125	\$268,416	\$193,320	\$1,400,200	\$1,693,525	\$1,950,300	\$289,300	\$1,330,000	\$607,934	15%	Marginal	\$8,833,005	\$689,961	\$1,338,963	-\$2,146,453	-24%	Wouldn't appeal to PRS investor given the scale	-\$2,146,453	\$1,476,470	-17%	Low
Austindale Mill	V02																																			
Bea Mill	V03	\$1,430	\$84,600	35,155	65%	22,851	361	\$20	50%	\$218,980	12%	\$1,737,761	20%	\$2,209,220	\$1,300	\$1,908,916	\$2,276,478	\$966,807	\$28,705,978	\$34,967,854	\$32,218,338	\$2,416,467	\$9,023,476	\$7,264,157	-23%	\$24,164,668	\$1,812,360	\$1,624,700	-\$4,714,893	-41%	Wouldn't appeal to PRS investor given the scale	-\$4,714,893	\$12,902,370	-31%	Low	
Bell Mill	V03	\$1,430	\$84,600	20,550	70%	14,391	240	\$20	50%	\$190,885	12%	\$2,569,805	20%	\$3,083,880	\$1,300	\$1,907,552	\$1,496,691	\$608,702	\$18,708,690	\$22,121,680	\$20,291,733	\$1,521,880	\$5,681,685	\$4,395,677	-32%	\$15,238,800	\$1,341,410	\$2,282,820	-\$11,238,137	-73%	Wouldn't appeal to PRS investor given the scale	-\$11,238,137	\$9,986,727	-66%	Low	
Beaumont Mill	V03	\$2,370	\$142,200	20,550	50%	10,275	201	\$20	50%	\$205,892	12%	\$1,713,243	20%	\$2,055,892	\$1,300	\$1,925,150	\$1,009,068	\$730,872	\$16,363,350	\$16,088,445	\$24,362,415	\$1,827,181	\$6,821,470	\$4,390,870	-18%	\$18,271,811	\$1,370,880	\$2,740,772	-\$1,242,911	-7%	Wouldn't appeal to PRS investor given the scale	-\$1,242,911	\$127,475	1%	Low	
Bentley Mill	V03	\$1,430	\$84,600	3,720	80%	2,273	40	\$20	75%	\$41,485	12%	\$147,274	20%	\$416,488	\$1,400	\$1,211,700	\$248,999	\$94,041	\$1,127,480	\$1,407,270	\$1,314,712	\$235,103	\$87,710	\$1,184,513	-18%	Marginal	\$2,108,610	\$1,608,717	\$2,114,444	-\$490,574	-23%	Wouldn't appeal to PRS investor given the scale	-\$490,574	\$80,578	4%	Marginal
Beulah Mill	V03	\$2,370	\$142,200	11,172	70%	7,620	130	\$20	50%	\$150,980	12%	\$1,386,494	20%	\$1,675,793	\$1,300	\$1,703,539	\$933,322	\$556,030	\$10,166,520	\$12,246,211	\$14,534,348	\$1,950,070	\$5,880,617	\$3,227,000	17%	\$11,048,610	\$1,608,717	\$2,114,444	-\$1,054,000	-8%	Wouldn't appeal to PRS investor given the scale	-\$1,054,000	\$21,440	0%	Low	
Bob Lane End Mill	V03																																			
Boke Mill	V03	\$2,370	\$142,200	15,750	50%	7,875	131	\$20	50%	\$157,500	12%	\$1,312,495	20%	\$1,574,994	\$1,300	\$1,708,750	\$919,000	\$559,913	\$10,237,500	\$12,251,163	\$18,683,750	\$1,999,781	\$5,225,850	\$3,963,813	18%	\$13,997,813	\$1,049,836	\$2,099,672	-\$992,179	-7%	Wouldn't appeal to PRS investor given the scale	-\$992,179	\$97,657	1%	Low	
Boke Mill	V03	\$1,430	\$84,600	15,444	50%	7,724	129	\$20	50%	\$154,480	12%	\$1,262,741	20%	\$1,506,989	\$1,300	\$1,766,960	\$904,204	\$577,148	\$10,914,200	\$11,851,200	\$18,904,940	\$2,027,871	\$5,093,280	\$4,571,169	-12%	\$14,730,700	\$813,409	\$1,278,808	-\$2,086,937	-47%	Wouldn't appeal to PRS investor given the scale	-\$2,086,937	\$6,479,324	-39%	Low	
Boke Mill	V03	\$2,370	\$142,200	17,148	50%	8,574	143	\$20	50%	\$171,480	12%	\$1,428,994	20%	\$1,714,790	\$1,300	\$1,771,668	\$951,684	\$609,811	\$11,146,200	\$13,439,137	\$20,320,380	\$1,524,029	\$5,689,706	\$3,662,381	18%	\$15,240,200	\$1,143,021	\$2,286,041	-\$1,036,697	-7%	Wouldn't appeal to PRS investor given the scale	-\$1,036,697	\$106,320	1%	Low	
Boke Mill	V03	\$2,370	\$142,200	28,661	60%	14,197	237	\$20	50%	\$236,620	12%	\$1,971,824	20%	\$2,366,191	\$1,300	\$1,249,353	\$1,476,507	\$1,009,421	\$18,456,360	\$22,291,644	\$33,647,364	\$2,523,550	\$9,421,262	\$6,585,938	20%	\$25,235,521	\$1,892,664	\$1,785,328	-\$1,214,975	-5%	Wouldn't appeal to PRS investor given the scale	-\$1,214,975	\$677,690	3%	Low	
Boke Mill	V03																																			
Boke Mill	V03	\$2,370	\$142,200	3,300	70%	2,310	39	\$15	50%	\$25,200	12%	\$209,999	20%	\$211,999	\$1,500	\$200,000	\$282,240	\$167,227	\$1,528,000	\$1,204,217	\$1,474,300	\$143,068	\$1,650,787	\$1,099,000	11%	Marginal	\$2,528,000	\$1,524,217	\$1,524,217	\$2,528,000	100%	Wouldn't appeal to PRS investor given the scale	\$2,528,000	\$1,524,217	95%	Medium
Boke Mill	V03																																			
Boke Mill No. 1	V03	\$2,370	\$142,200	19,020	60%	11,412	190	\$20	50%	\$190,200	12%	\$1,584,994	20%	\$1,801,992	\$1,300	\$1,004,250	\$1,186,440	\$813,300	\$14,835,600	\$17,838,000	\$27,046,440	\$2,028,483	\$7,573,001	\$5,277,868	20%	\$20,284,800	\$1,521,362	\$1,042,725	-\$976,621	-5%	Wouldn't appeal to PRS investor given the scale	-\$976,621	\$544,745	3%	Low	
Boke Mill No. 2	V03	\$2,370	\$142,200	28,100	60%	16,860	281	\$20	50%	\$281,000	12%	\$2,342,400	20%	\$2,816,800	\$1,400	\$1,585,340	\$1,898,510	\$1,199,120	\$13,611,560	\$16,884,000	\$26,907,000	\$2,987,823	\$12,146,870	\$8,877,323	19%	\$20,928,200	\$2,348,800	\$1,496,731	-\$1,360,971	-51%	Wouldn't appeal to PRS investor given the scale	-\$1,360,971	\$1,117,600	-4%	Low	
Boke Mill	V03	\$1,430	\$84,600	2,560	50%	1,280	21	\$20	50%	\$25,600	12%	\$133,333	20%	\$255,999	\$1,300	\$1,153,200	\$133,120	\$54,144	\$1,664,000	\$1,966,404	\$1,804,800	\$135,360	\$506,344	\$553,003	-11%	Marginal	\$2,528,000	\$1,966,404	\$1,804,800	-\$1,966,404	-77%	Wouldn't appeal to PRS investor given the scale	-\$1,966,404	\$553,003	-35%	Low
Boke Mill	V03																																			
Boke Mill	V03	\$1,430	\$84,600	20,550	60%	12,330	205	\$20	50%	\$205,500	12%	\$1,711,576	20%	\$2,055,892	\$1,300	\$1,084,439	\$1,281,634	\$521,280	\$10,020,420	\$12,907,762	\$17,275,394	\$1,303,200	\$4,868,276	\$4,888,889	-28%	\$13,031,996	\$977,400	\$1,954,799	-\$8,907,888	-68%	Wouldn't appeal to PRS investor given the scale	-\$8,907,888	\$1,929,688	-61%	Low	
Boke Mill	V03	\$1,430	\$84,600	10,275	60%	6,165	100	\$20	50%	\$102,750	12%	\$1,189,099	20%	\$1,282,891	\$1,300	\$860,100	\$936,684	\$509,100	\$11,708,580	\$14,044,704	\$18,443,460	\$1,398,275	\$3,220,221	\$553,679	3%	\$13,031,996	\$977,400	\$1,954,799	-\$8,907,888	-68%	Wouldn't appeal to PRS investor given the scale	-\$8,907,888	\$1,929,688	-61%	Low	
Boke Mill	V03	\$2,370	\$142,200	3,441	65%	2,227	39	\$20	75%	\$21,475	12%	\$180,624	20%	\$216,749	\$1,500	\$97,537	\$117,710	\$66,781	\$1,408,875	\$1,485,901	\$2,226,033	\$168,952	\$623,280	\$158,433	7%	Marginal	\$2,528,000	\$1,485,901	\$2,226,033	-\$158,433	-7%	Wouldn't appeal to PRS investor given the scale	-\$158,433	\$158,433	100%	High
Boke Mill	V03	\$2,370	\$142,200	3,600	70%	2,520	39	\$15	50%	\$22,800	12%	\$180,600	20%	\$228,210	\$1,500	\$118,100	\$127,650	\$77,650	\$1,458,000	\$1,576,650	\$2,058,037	\$178,625	\$424,530	\$261,001	6%	Marginal	\$2,528,000	\$1,576,650	\$2,058,037	-\$261,001	-10%	Wouldn't appeal to PRS investor given the scale	-\$261,001	\$261,001	100%	High
Boke Mill	V03	\$2,370	\$142,200	3,300	70%	2,310	39	\$15	50%	\$25,200	12%	\$209,999	20%	\$211,999	\$1,500	\$200,000	\$282,240	\$167,227	\$1,528,000	\$1,204,217	\$1,474,300	\$143,068	\$1,650,787	\$1,099,000	11%	Marginal	\$2,528,000	\$1,524,217	\$1,524,217	\$2,528,000	100%	Wouldn't appeal to PRS investor given the scale	\$2,528,000	\$1,524,217	95%	Medium
Boke Mill	V03																																			
Boke Mill	V03	\$1,430	\$84,600	20,550	60%	12,330	205	\$20	50%	\$205,500	12%	\$1,711,576	20%	\$2,055,892	\$1,300	\$1,084,439	\$1,281,634	\$521,280	\$10,020,420	\$12,907,762	\$17,275,394	\$1,303,200	\$4,868,276	\$4,888,889	-28%	\$13,031,996	\$977,400	\$1,954,799	-\$8,907,888	-68%	Wouldn't appeal to PRS investor given the scale	-\$8,907,888	\$1,929,688	-61%	Low	
Boke Mill	V03	\$1,430	\$84,600	10,275	60%	6,165	100	\$20	50%	\$102,750	12%	\$1,189,099	20%	\$1,282,891	\$1,300	\$860,100	\$936,684	\$509,100	\$11,708,580	\$14,044,704	\$18,443,460	\$1,398,275	\$3,220,221	\$553,679	3%	\$13,031,996	\$977,400	\$1,954,799	-\$8,907,888	-68%	Wouldn't appeal to PRS investor given the scale	-\$8,907,888	\$1,929,688	-61%	Low	
Boke Mill	V03	\$2,370	\$142,200	3,441	65%	2,227	39	\$20	75%	\$21,475	12%	\$180,624	20%	\$216,749	\$1,500	\$97,537	\$117,710	\$66,781	\$1,408,875	\$1,485,901	\$2,226,033	\$168,952	\$623,280	\$158,433	7%	Marginal	\$2,528,000	\$1,485,901	\$2,226,033	-\$158,433	-7%	Wouldn't appeal to PRS investor given the scale	-\$158,433	\$158,433	100%	High
Boke Mill	V03	\$2,370	\$142,200	3,600	70%	2,520	39	\$15	50%	\$22,800	12%	\$180,600	2																							