

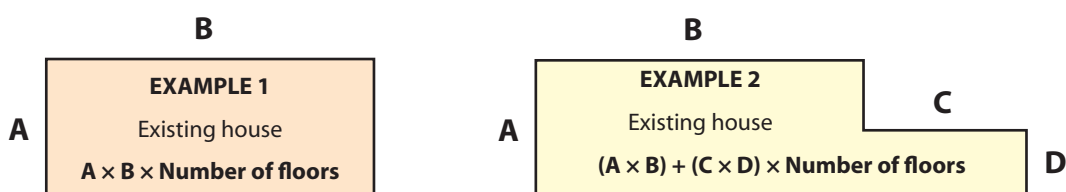


Working out the relative value of an extension

Fill in the boxes to work out the relative value of an extension. Please treat this simple calculation tool as a guide only to help you assess its viability. Seek professional advice if you are unsure.

Work out initial values

- 1 Decide upon a unit of measure that you feel comfortable with - either metric (square metres) or imperial (square feet) - then calculate the total **existing floor area** of your property (all floors).



- 2 Obtain a realistic **valuation** of your property.
- 3 Decide upon the **extra floor area** you require from your *Express Extension*.
- 4 Obtain an *Express Extension* **quotation** for the proposed extension.

Work out potential new value

- 5 Divide the **valuation** by the **existing floor area** to establish a **value per square unit** of your property.

$$\boxed{\text{VALUATION}} \div \boxed{\text{EXISTING FLOOR AREA}} = \boxed{\text{VALUE PER SQUARE UNIT}}$$

- 6 Add the **existing floor area** to the **extra floor area** to give the total **new floor area** of your property.

$$\boxed{\text{EXISTING FLOOR AREA}} + \boxed{\text{EXTRA FLOOR AREA}} = \boxed{\text{NEW FLOOR AREA}}$$

- 7 Multiply the **new floor area** by the **value per square unit** to give the **potential new value** for your property.

$$\boxed{\text{NEW FLOOR AREA}} \times \boxed{\text{VALUE PER SQUARE UNIT}} = \boxed{\text{POTENTIAL NEW VALUE}}$$

Work out finance involved

- 8 Add the **valuation** and the **quotation** together to determine the total **finance involved**.

$$\boxed{\text{VALUATION}} + \boxed{\text{QUOTATION}} = \boxed{\text{FINANCE INVOLVED}}$$

Work out the relative difference in value

- 9 Subtract the **finance involved** from the **potential new value** to determine the **relative difference in value**.

$$\boxed{\text{POTENTIAL NEW VALUE}} - \boxed{\text{FINANCE INVOLVED}} = \boxed{\text{RELATIVE DIFFERENCE}}$$