

Ledian Gardens Event Fee – Worked Example Sheet

For example, a property purchased for £500,000 that **decreases** in value by £20,000 each year will attract the following event fees on resale:

Phase 1

Year	Example Decrease Price	Percentage	Event Fee
1	£480,000	6%	£28,800
2	£460,000	9%	£41,400
3	£440,000	12%	£52,800
4	£420,000	15%	£63,000
5	£400,000	18%	£72,000
6	£380,000	18%	£68,400

Phase 2

Year	Example Decrease Price	Percentage	Event Fee
1	£480,000	8%	£38,400
2	£460,000	12%	£55,200
3	£440,000	16%	£70,400
4	£420,000	20%	£84,000
5	£400,000	24%	£96,000
6	£380,000	24%	£91,200

For example, a property purchased for £500,000 that **maintains** that value will attract the following event fees on resale:

Phase 1

Year	Example Maintain Price	Percentage	Event Fee
1	£500,000	6%	£30,000
2	£500,000	9%	£45,000
3	£500,000	12%	£60,000
4	£500,000	15%	£75,000
5	£500,000	18%	£90,000
6	£500,000	18%	£90,000

Phase 2

Year	Example Maintain Price	Percentage	Event Fee
1	£500,000	8%	£40,000
2	£500,000	12%	£60,000
3	£500,000	16%	£80,000
4	£500,000	20%	£100,000
5	£500,000	24%	£120,000
6	£500,000	24%	£120,000

For example, a property purchased for £500,000 that **increases** in value by £20,000 each year will attract the following event fees on resale:

Phase 1

Year	Example Increase Price	Percentage	Event Fee
1	£500,000	6%	£30,000
2	£520,000	9%	£46,800
3	£540,000	12%	£64,800
4	£560,000	15%	£84,000
5	£580,000	18%	£104,400
6	£600,000	18%	£108,000

Phase 2

Year	Example Increase Price	Percentage	Event Fee
1	£500,000	8%	£40,000
2	£520,000	12%	£62,400
3	£540,000	16%	£86,400
4	£560,000	20%	£112,000
5	£580,000	24%	£139,200
6	£600,000	24%	£144,000

We have taken every care to ensure the accuracy of this information, but you will need to refer to the legal documentation which, when made available, will cover in detail the rights and obligations of the parties, together with the commercial terms that will apply to our contracts.