Calculation of leasehold land value, ground rent and lump sum buyout

The basis for calculating the leasehold costs is the same for housing and commercial and social real estate. Only the method of calculating the land value differs.



Calculating your land value:

* Neighbourhood Street Quote
The Neighbourhood Street Quote is the percentage of the WOZ value determined by the location.

Same calculation method for housing for everyone:

Market value = WOZ value

WOZ VALUE

NEIGHBOURHOOD STREET QUOTE * ×

LAND VALUE

Individual calculations for commercial and social real estate:

Market value = Investment value

INVESTMENT VALUE

BUILDING VALUE –

LAND VALUE

LAND VALUE -10% = LEASEHOLD LAND VALUE

You opt for ground rent payments:

** Ground rent percentage is determined by:
actual interest rates, inflation, risk increment

LEASEHOLD LAND VALUE

% GROUND RENT%** ×

GROUND RENT AMOUNT

OR

You opt for a lump sum buyout:

GROUND RENT AMOUNT

% GROUND RENT%** :

LUMP SUM BUYOUT