

**Peter Beckett for the Landlord; Terry Davis for the Tenant
A small office building in a viable office location
Final positions**

Party	Valuer	Contractual Claim	Shortcut valuation	Diminution valuation as cap	Claim	But say
Landlord	Beckett	509,297	243,600	236,824	236,824	235,000
Tenant	Davis	300,128	180,960	180,246	180,246	180,000
Difference		209,169	62,640	56,578	56,578	55,000

<i>Note on differences</i>	<i>Entirely time losses</i>	<i>Entirely suspended ceiling</i>	<i>Suspended ceiling and minor adjustments</i>	<i>Essentially suspended ceiling</i>	<i>Essentially suspended ceiling</i>
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