

APPENDIX 1

Cost and Income Analysis

Current Cost & Income	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
<u>Funding</u>												
<u>Capital</u>												
<u>Revenue</u>												
Total Current Cost/(Income)	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0

Proposed Cost & Income	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
<u>Funding</u>												
PWLB loan	(£350,000)											
Principal loan repayments	£17,500	£35,000	£35,000	£35,000	£35,000	£35,000	£35,000	£35,000	£35,000	£35,000	£17,500	
<u>Capital</u>												
Purchase 125 year leasehold interest	£350,000											
<u>Revenue</u>												
Rental income @ 85% occupancy rates	(£48,046)	(£48,046)	(£48,046)	(£48,046)	(£48,046)	(£48,046)	(£48,046)	(£48,046)	(£48,046)	(£48,046)	(£48,046)	(£48,046)
Maintenance costs												
Reception costs												
Interest loan repayments	£1,700	£3,400	£3,400	£3,400	£3,400	£3,400	£3,400	£3,400	£3,400	£3,400	£1,700	
Total Proposed Cost/(Income)	(£28,846)	(£9,646)	(£9,646)	(£9,646)	(£9,646)	(£9,646)	(£9,646)	(£9,646)	(£9,646)	(£9,646)	(£28,846)	(£48,046)

NB: Timings are simplified, assumed tenant rates start at 85% occupancy and no maintenance/reception costs built in.

<u>Cashflow Position:</u>												
Additional cost or lost Income/(saving or increased income)	(£28,846)	(£9,646)	(£9,646)	(£9,646)	(£9,646)	(£9,646)	(£9,646)	(£9,646)	(£9,646)	(£9,646)	(£28,846)	(£48,046)
Cumulative Cost/(Saving)	(£28,846)	(£38,493)	(£48,139)	(£57,785)	(£67,431)	(£77,078)	(£86,724)	(£96,370)	(£106,016)	(£115,663)	(£144,509)	(£192,555)