East Cambs LATC
Property and CLT Functions
5 Year Cashflow

Prepared by Phil Rose 24/12/2015

PROPERTY AND CLT FUNCTIONS				Year 1				Year 2				Year 3				Year 4				Year 5			
5 Year Cashflow	**Notes**		**Budget**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
Total Income			62,155,000	-	-	600,000	-	-	4,595,000	1,211,250	4,793,750	3,582,500	2,582,500	2,250,000	2,726,667	2,250,000	2,726,667	7,703,333	7,226,667	5,453,333	4,500,000	5,453,333	4,500,000
Total Project Costs (exc Finance)			49,701,750	106,500	191,250	1,407,333	843,333	2,013,333	3,274,500	1,867,000	2,042,000	4,088,250	2,330,750	1,366,250	1,476,250	3,846,250	3,633,750	4,193,750	3,981,250	2,512,500	2,512,500	2,512,500	5,512,500
Total Overheads			2,228,013	74,348	78,275	78,275	78,275	113,178	113,178	113,178	113,178	120,178	120,178	120,178	120,178	122,178	122,178	122,178	122,178	124,178	124,178	124,178	124,178
			-	- 180,848	- 269,525	- 885,608	- 921,608	- 2,126,511	1,207,323	- 768,928	2,638,573	- 625,928	131,573	763,573	1,130,239	- 1,718,428	- 1,029,261	3,387,406	3,123,239	2,816,656	1,863,323	2,816,656	- 1,136,678
Gross Profit (before Interest)			**10,225,238**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Loan - Opening Balance			-	- 180,848	- 453,085	- 1,345,490	- 2,287,281	- 4,448,101	- 3,307,500	- 4,126,040	- 1,549,358	- 2,198,526	- 2,099,931	- 1,367,857	- 258,136	- 1,980,436	- 3,039,403	302,412	3,425,651	6,242,307	8,105,629	10,922,285	9,785,608
Interest on loan	6.0%	per annum	429,630	- 2,713	- 6,796	- 20,182	- 34,309	- 66,722	- 49,612	- 61,891	- 23,240	- 32,978	- 31,499	- 20,518	- 3,872	- 29,707	- 45,591	-	-	-	-	-	-
Loan - Closing Balance			-	- 183,560	- 459,881	- 1,365,672	- 2,321,590	- 4,514,822	- 3,357,112	- 4,187,930	- 1,572,598	- 2,231,503	- 2,131,430	- 1,388,375	- 262,008	- 2,010,142	- 3,084,994	302,412	3,425,651	6,242,307	8,105,629	10,922,285	9,785,608
								PEAK															
Net Profit (after Interest)			**9,795,608**	**-**	**-**	**-**	**-**		**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
		On Costs	18.7%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		On Revenue	15.8%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-