

	Notes	Budget	Year 1				Year 2				Year 3				Year 4				Year 5			
			Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
<b>Project A - 50 units (15 CLT / 35 Private)</b>																						
Contract secured																						
Planning permission date								*														
Pre-development stage 15 months																						
Build contract 24 months																						
<b>PROJECT INCOME</b>																						
Private Sales Income - Houses sold at Market Value		13,500,000																				
CLT Housing Income - Houses transferred to East Cambs CLT at 65% cost		1,430,000																				
Total Income		14,930,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000
<b>PROJECT COSTS</b>																						
Professional fees		140,000	5,000	5,000	5,000	5,000	40,000	40,000	35,000	5,000												
Land Costs		1,500,000									1,500,000											
Construction costs		9,510,000									1,188,750	1,188,750	1,188,750	1,188,750	1,188,750	1,188,750	1,188,750	1,188,750				
Sales and marketing costs		405,000										67,500	67,500	67,500	67,500	67,500	67,500	67,500				
CL and S106 costs		440,000									110,000		220,000									
Total Costs (exc finance costs)		11,995,000	5,000	5,000	5,000	5,000	40,000	40,000	35,000	5,000	2,798,750	1,188,750	1,366,250	1,476,250	1,256,250	1,256,250	1,256,250	1,256,250				
<b>PROFIT (Before Interest)</b>		<b>2,935,000</b>																				
	On Costs	24.5%																				
	On Sales	19.7%																				
<b>Project B - 30 units (9 CLT / 21 Private)</b>																						
Contract secured																						
Planning permission date				*				*														
Pre-development stage 12 months																						
Build contract 15 months																						
<b>PROJECT INCOME</b>																						
Private Sales Income - Houses sold at Market Value		7,000,000								2,333,333	2,333,333	2,333,333										
CLT Housing Income - Houses transferred to East Cambs CLT at 65% cost		747,500								249,167	249,167	249,167										
Total Income		7,747,500	-	-	-	-	-	-	-	2,582,500	2,582,500	2,582,500	-	-	-	-	-	-	-	-	-	
<b>PROJECT COSTS</b>																						
Professional fees		90,000	5,000	15,000	20,000	25,000	25,000															
Land Costs		500,000						500,000														
Construction costs		5,060,000						1,012,000	1,012,000	1,012,000	1,012,000	1,012,000										
Sales and marketing costs		210,000						70,000	70,000	70,000	70,000	70,000										
CL and S106 costs		235,000						58,750	58,750	58,750	117,500											
Total Costs (exc finance costs)		6,095,000	5,000	15,000	20,000	25,000	25,000	1,570,750	1,012,000	1,140,750	1,199,500	1,082,000										
<b>PROFIT (Before Interest)</b>		<b>1,652,500</b>																				
	On Costs	27.1%																				
	On Sales	21.3%																				
<b>Project C - 15 units (5 CLT / 10 Private)</b>																						
Contract secured						*																
Planning permission date								*														
Pre-development stage 12 months																						
Build contract 12 months																						
<b>PROJECT INCOME</b>																						
Private Sales Income - Houses sold at Market Value		4,000,000							1,000,000	2,000,000.00	1,000,000											
CLT Housing Income - Houses transferred to East Cambs CLT at 65% cost		422,500							211,250	211,250												
Total Income		4,422,500	-	-	-	-	-	-	1,211,250	2,211,250	1,000,000	-	-	-	-	-	-	-	-	-	-	
<b>PROJECT COSTS</b>																						
Professional fees		60,000	5,000	5,000	20,000	20,000	20,000															
Land Costs		325,000						325,000														
Construction costs		2,915,000						728,750	728,750	728,750	728,750											
Sales and marketing costs		120,000							30,000	60,000	30,000											
CL and S106 costs		125,000						31,250	31,250	62,500												
Total Costs (exc finance costs)		3,545,000	5,000	5,000	20,000	20,000	1,105,000	728,750	790,000	851,250	30,000											
<b>PROFIT (Before Interest)</b>		<b>877,500</b>																				
	On Costs	24.8%																				
	On Sales	19.8%																				

