					V4			Перигеи	ly Filli Rose 24/12				V-	2			V							
				n		Year 1					ear 2				ear 3			Year					ear 5	
	otes		В	Budget	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Project A - 50 units (15 CLT / 35 Private)																+		$\overline{}$	<b></b>	<b></b>			+	
Contract secured	_									•								$\longrightarrow$		<del>                                     </del>	<b></b> '			
Planning permission date													*			+		$\overline{}$	<b></b>	<b></b>			+	
Pre-development stage 15 months																					<u>'</u>			
Build contract 24 months																			<b></b>	<b></b>	<b></b>			
																				<b></b>	<b></b> '			
PROJECT INCOME																					<b></b> '			
Private Sales Income - Houses sold at Market Value				13,500,000											2,250,000	2,250,000	2,250,000							
CLT Housing Income - Houses transferred to East Cambs CLT at 65% cost				1,430,000												476,667		476,667		476,667				
Total Income				14,930,000	-	-	-	-	-	-	-	-	-	-	2,250,000	2,726,667	2,250,000	2,726,667	2,250,000	2,726,667	<u> </u>	-		
PROJECT COSTS									l				l				, ,	1	1	1	1 '		I .	
Professional fees				140,000	5,000	5,000	5,000	5,000	40,000	40000	35000	5000							1		· '	1	1	
Land Costs				1,500,000					l				1,500,000				, ,	1	1	1	1 '	ı .	1	
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	- '	-	-	
CIL and S106 costs				440,000									110,000		110,000	220,000							1	
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		1,476,250	1,256,250	1,256,250	1,256,250	1,256,250			-	
PROFIT (Before Interest)				2,935,000	.,,,,,	.,,,,,,	-7000	,,,,,,	.,,,,,,	.,	,/	-7000	,,	,,	7,			, ,	, ,	,,				
	On	Costs		24.5%													,							
		Sales		19.7%													,							
	Jii			13.770		Year 1					ear 2		Year 3			$\overline{}$	Year 4					v	ear 5	
a de la companya de			-	Dudant	01			04	01			04	01			- 04	01			04	01			04
	otes		E	Budget	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Project B - 30 units (9 CLT / 21 Private)	_					*									++					<b>—</b>				_
Contract secured						-									<del></del>					<del></del>	<b></b>			
Planning permission date																		$\overline{}$	<b></b>	<b></b>	<b></b>		+	
Pre-development stage 12 months																			<b></b>	<b></b>	<b></b>			
Build contract 15 months																					<b></b> '			
																					<b></b> '			
PROJECT INCOME																								
Private Sales Income - Houses sold at Market Value				7,000,000								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	-	-	-	-	- '	- '		'	1 -	
PROJECT COSTS																	,		1		· '	1	1	
Professional fees				90,000	5,000	15,000	20,000	25,000	25,000								,				( '		í	
Land Costs				500,000						500,000							1		1		( '		ĺ .	
Construction costs				5,060,000						1,012,000	1,012,000	1,012,000	1,012,000	1,012,000		`	, ,						1	
Sales and marketing costs				210,000								70,000	70,000	70,000		`	, ,						1	
CIL and S106 costs				235,000						58,750		58,750	117,500				,							
Total Costs (exc finance costs)				6,095,000	5,000	15,000	20,000	25,000	25,000		1,012,000	1,140,750	1,199,500	1,082,000				<b>—</b>		<del></del>				
PROFIT (Before Interest)				1,652,500	3,000	13,000	20,000	23,000	23,000	1,370,730	1,012,000	1,140,730	1,133,300	1,002,000				<b>—</b>		<del></del>				
PROFIT (Before litterest)	On	Costs		27.1%											<del></del>			<del></del>		<del></del>				
		Sales		21.3%														-		<del>                                     </del>				
	Un	sales	_	21.3%												$\longrightarrow$								
						Year 1					ear 2		Year 3				Year 4					Year 5		-
	otes		В	Budget	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Project C - 15 units (5 CLT / 10 Private)	-													-	+			+		<del></del>				-
Contract secured							*													<b></b>	<b>└─</b> ─			_
Planning permission date									*										<b></b>	<b></b>	<b></b> '	·	+	
Pre-development stage 12 months																		1	<b></b>	<b></b>	<b></b> '			
Build contract 12 months																]		$\perp$		<b></b>	<b></b> '			
																				<b></b> '	<b></b> '	·		
PROJECT INCOME												-	-				·	$\perp$		<u> </u>	'			
Private Sales Income - Houses sold at Market Value			T	4,000,000							1,000,000	2,000,000.00	1,000,000		<u> </u>									
CLT Housing Income - Houses transferred to East Cambs CLT at 65% cost				422,500							211,250	211,250												
Total Income				4,422,500	-	- 1	-	-	- 1	-	1,211,250	2,211,250	1,000,000	-	-	-	,	- 1	ı -	-	1 - '		1 -	-
PROJECT COSTS																1	, ,				<i>i</i>	1	1	
Professional fees				60,000	5,000	5,000	20,000	20,000	20,000				-				,							
Land Costs				325,000	5,530	5,550	20,000	20,000	325,000								,——							
Construction costs				2,915,000					728,750	728,750	728,750	728,750					,							
Sales and marketing costs				120,000					720,730	720,730	30,000	60,000	30,000					<del>                                     </del>					$\overline{}$	
CIL and S106 costs				125,000					31,250		31,250	62,500	30,000		++			<del></del>						
	-+			3,545,000	5,000	5.000	20,000	20.000	1,105,000	728,750	790,000		30,000			+		<del>                                     </del>						1
Total Costs (exc finance costs)	_				5,000	5,000	20,000	20,000	1,105,000	/28,/50	/90,000	851,250	30,000					<b>—</b>		<b></b>				_
PROFIT (Before Interest)	-			877,500										-	+			+		<del>                                     </del>	·'		<del></del>	
		ı Costs ı Sales		24.8% 19.8%												$\longrightarrow$	' <del></del>	$\longrightarrow$		L	<b>!</b>	<u>'</u>		

East Cambs LATC
Property and CLT Functions
Budgets
2 of 2

							Prepared by P	Phil Rose 24/12/20	2015														
				Year 1			Year 2					Year 3				Yea	ar 4			Year 5			
	Notes	Budget	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Project D - 100 units (30 affordable / 70 Private) ECDC Land																							
Contract secured						*																	
Planning permission date												*											
Pre-development stage 18 months																							
Build contract 30 months																							
PROJECT INCOME																							
Private Sales Income - Houses sold at Market Value		27,000,000															4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	
Affordable housing income		2,860,000															953,333		953,333		953,333		
Total Income		29,860,000	-	-	-	- 1	-	-	-	-	-	-	-	-	-	-	5,453,333	4,500,000	5,453,333	4,500,000	5,453,333	4,500,000	
PROJECT COSTS																							
Professional fees		280,000	5,000	5,000	5,000	10,000	30,000	30,000	30,000	45,000	60,000	60,000											
Land Costs		3,000,000																				3,000,000	
Construction costs		19,020,000													2,377,500	2,377,500	2,377,500	2,377,500	2,377,500	2,377,500	2,377,500	2,377,500	
Sales and marketing costs		810,000												-	-	-	135,000	135,000	135,000	135,000	135,000	135,000	
CIL and S106 costs		850,000													212,500		425,000	212,500					
Total Costs (exc finance costs)		23,960,000	5,000	5,000	5,000	10,000	30,000	30,000	30,000	45,000	60,000	60,000	-	-	2,590,000	2,377,500	2,937,500	2,725,000	2,512,500	2,512,500	2,512,500	5,512,500	
PROFIT (Before Interest)		5,900,000																					
	On Costs	24.6%																					
	On Sales	19.8%																					
				Year 1			Year 2				Year 3					Yea	ar 4			Year 5			
	Notes	Budget	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Project E - Barton Road																						-	
Contract secured			*																				
Planning permission date			*																				
Pre-development stage 6 months																							
Build contract 10 months																						-	
INCOME																							
Private Sales Income - Houses sold at Market Value		4,595,000						4,595,000											-			,	
Affordable housing income		-																					
Total Income		4,595,000	-	-	-	-	-	4,595,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
DEVELOPMENT COSTS (EXC LAND)																							
Professional fees		63,500	63,500																				
Land Costs		825,000						825,000															
Construction costs		2,350,000			783,333	783,333	783,333																
Sales and marketing costs		110,000					30,000	80,000						-	-	-	-	-	-	-	-	-	