## East Cambs LATC Property and CLT Functions Budgets 1 of 2 Prepared by Phil Rose 19/11/2015

								Prepared by	Phil Rose 19/11	1/2015													
					Year	1			Y	/ear 2			Yea	ar 3			Yea	r 4			Year	5	
	otes	E	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)																							
Contract secured									*														
Planning permission date												*											
Pre-development stage 15 months																							
Build contract 24 months																							
PROJECT INCOME																							
Private Sales Income - Houses sold at Market Value			13,500,000											2,250,000	2,250,000	2,250,000	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	-	-	-	-
PROJECT COSTS			_ ,,,														_,,.						
Professional fees			140,000	5,000	5,000	5,000	5,000	40,000	40000	35000	5000												
Land Costs			1,500,000	0,000	0,000	0,000	-,	,				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									1,100,750	1,100,730	67,500	67,500	67,500	67,500	67,500	67,500				
CIL and S106 costs			403,000	-								110,000		110,000	220,000	07,500	07,500	07,500	07,500	-		-	-
Total Costs (exc finance costs)		+ +	11,995,000	5,000	5,000	5,000	5,000	40,000	40,000	35,000	5,000		1,188,750		1,476,250	1,256,250	1,256,250	1,256,250	1,256,250				
		+ +		5,000	5,000	5,000	5,000	40,000	40,000	35,000	5,000	2,796,750	1,100,/50	1,300,250	1,470,250	1,200,250	1,200,250	1,200,200	1,200,250		-	-	-
PROFIT (Before Interest)	On Costs	+ +	2,935,000																				
	On Costs		24.5%																				
	On Sales		19.7%											- 2				- 4					
			and and		Year					/ear 2				ar 3			Yea				Year		
	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)		+																					
Contract secured		+			*																		
Planning permission date								*															
Pre-development stage 12 months																							
Build contract 15 months																							
PROJECT INCOME																							
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	-	-	-	-	-	-	-	-	-	-
PROJECT COSTS																							
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										
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	1,570,750	1,012,000	1,140,750	1,199,500	1,082,000										
PROFIT (Before Interest)			1,652,500	0,000							-,,	-,,											
Thorn (before interest)	On Costs		27.1%																				
	On Sales		21.3%																				
	0.1. 50.65		21.3/0		Year	1				/ear 2			Vor	ar 3			Voa	r 4			Year	5	
	otes		Pudgot	Q1	Q2		Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2		Q4	Q1	Q2	Q3	04
	ULES	1	Budget	ų	Q2	¢J	Q4	U1	ų2	L(3)	Q4	ųı	42	U3	Q4	ųı	ų2	Q3	Q4	ųι	ų2	US	Q4
Project C - 15 units (5 CLT / 10 Private)		+ +				*																	
Contract secured		+ +																					
Planning permission date	1	-																					
Pre-development stage 12 months Build contract 12 months																							
DUID COULDED TO MODITIS																							
PROJECT INCOME			1000.000							1 000 000	-	-											
PROJECT INCOME Private Sales Income - Houses sold at Market Value			4,000,000							1,000,000		- 1,000,000											
PROJECT INCOME Private Sales Income - Houses sold at Market Value CLT Housing Income - Houses transferred to East Cambs CLT at 65% cost			422,500							211,250	211,250												
PROJECT INCOME Private Sales Income - Houses sold at Market Value CLT Housing Income - Houses transferred to East Cambs CLT at 65% cost Total Income				-			-	-				- 1,000,000 1,000,000	-	-	-	-	-	-	-		-	-	
PROJECT INCOME Private Sales Income - Houses sold at Market Value CLT Housing Income - Houses transferred to East Cambo CLT at 65% cost Total Income PROJECT COSTS			422,500 4,422,500	-			-	-	-	211,250	211,250		-	-	-		-	-	-	-	-	-	-
PROJECT INCOME Private Sales Income - Houses sold at Market Value CLT Housing Income - Houses transferred to East Cambs CLT at 65% cost Total Income PROJECT COSTS Professional fees			422,500 4,422,500 60,000	- 5,000	- 5,000	- 20,000	- 20,000	- 20,000	-	211,250	211,250			- -	-		-	-			-		-
PROJECT INCOME Private Sales Income - Houses sold at Market Value CLT Housing Income - Houses transferred to East Cambs CLT at 65% cost Total Income PROJECT COSTS Professional fees Land Costs			422,500 4,422,500 60,000 325,000	- 5,000	- 5,000		- 20,000	325,000	-	211,250 1,211,250	211,250 2,211,250			-				-		-	-	-	
PROJECT INCOME Private Sales Income - Houses sold at Market Value CLT Housing Income - Houses transferred to East Cambs CLT at 65% cost Total Income PROJECT COSTS Professional fees Land Costs Construction costs			422,500 4,422,500 60,000 325,000 2,915,000	5,000	- 5,000		- 20,000		- 728,750	211,250 1,211,250 728,750	211,250 2,211,250 728,750	1,000,000	-		-		-	-				-	-
PROJECT INCOME Private Sales Income - Houses sold at Market Value CLT Housing Income - Houses transferred to East Cambs CLT at 65% cost Total Income PROJECT COSTS Professional fees Land Costs Construction costs Sales and marketing costs			422,500 4,422,500 60,000 325,000 2,915,000 120,000	5,000	5,000		- 20,000	325,000 728,750	- 728,750	211,250 1,211,250 728,750 30,000	211,250 2,211,250 728,750 60,000		-		-		-	-	-		- 1	-	-
PROJECT INCOME Private Sales Income - Houses sold at Market Value CLT Housing Income - Houses transferred to East Cambs CLT at 65% cost Total Income PROJECT COSTS Professional fees Land Costs Construction costs			422,500 4,422,500 60,000 325,000 2,915,000 120,000 125,000	- 5,000	- 5,000		- 20,000	325,000 728,750 31,250		211,250 1,211,250 728,750 30,000 31,250	211,250 2,211,250 728,750	1,000,000	-		-		-	-		-		-	-
PROJECT INCOME Private Sales Income - Houses sold at Market Value CLT Housing Income - Houses transferred to East Cambs CLT at 65% cost Total Income PROJECT COSTS Professional fees Land Costs Construction costs Sales and marketing costs			422,500 4,422,500 60,000 325,000 2,915,000 120,000 125,000 3,545,000	5,000			- 20,000	325,000 728,750	- 728,750	211,250 1,211,250 728,750 30,000 31,250	211,250 2,211,250 728,750 60,000	1,000,000	-		-		-	-	-	-		-	-
PROJECT INCOME Private Sales Income - Houses sold at Market Value CLT Housing Income - Houses transferred to East Cambs CLT at 65% cost Total Income PROJECT COSTS Professional fees Land Costs Construction costs Sales and marketing costs CIL and S106 costs Total Costs (exc finance costs)			422,500 4,422,500 60,000 325,000 2,915,000 120,000 125,000			20,000		325,000 728,750 31,250		211,250 1,211,250 728,750 30,000 31,250	211,250 2,211,250 728,750 60,000 62,500	1,000,000	-						-				-
PROJECT INCOME PROJECT INCOME CLT HOUSING Income - HOUSES sold at Market Value CLT HOUSING Income - HOUSES transferred to East Cambs CLT at 65% cost Total Income PROJECT COSTS PROJECT COSTS Professional fees Land Costs Construction costs Sales and marketing costs CL and \$106 costs CL and \$106 costs	On Costs		422,500 4,422,500 60,000 325,000 2,915,000 120,000 125,000 3,545,000			20,000		325,000 728,750 31,250		211,250 1,211,250 728,750 30,000 31,250	211,250 2,211,250 728,750 60,000 62,500	1,000,000	-		-		-	-	-	-	-	-	-

## East Cambs LATC Property and CLT Functions Budgets 2 of 2 Prepared by Phil Rose 19/11/2015

			Prepared by Phil Rose 19/11/2015																				
			Year 1					Yea	ar 2				Year 3			Yea	ır 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	-	-	-	-	-	-	-	-	-	-	-	-	-	-	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			Year 4					Yea	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														-	