

Cartersfield Road Development

Revenue Consequences

Project Units A, B, C 'Western Side'

50-60 Cartersfield Road

Sep21 = start construction

		2020-21	2021-22	2022-23	2023-24	2024-25	TOTAL	
Expenditure								
	PWLB 50 yr Fixed Rate Maturity Loan 1.73% rate as at 8.1.21 ON £1,634,923			14,142	28,284	28,284	70,710	50 years = 1,414,208.40
Post Completion	Expected ongoing overhead costs			2,000	3,000	3,700	8,700	
	Current expected costs avoided		-31,937.5	-70,813	-87,750	-87,750	-278,250	
	MRP Contributions from Apr 23 - £1,634,923 over 50 years				32,698	32,698	65,397	50 years = 1,634,923
		-	-31,938	-54,670	-23,767	-23,067	-133,443	
Income								
	Expected rental income			-	266,500	266,500	533,000	
	Current rental income foregone		16,075	20,150	8,150	8,150	52,525	
	Net rental gain		16,075	20,150	258,350	258,350	480,475	
PROJECT UNIT A, B, C	NET INCOME OVER FIVE YEARS	-	15,863	34,520	282,117	281,417	613,918	