										Appendix 2
I OCAL H	OHSING C	OMPANY	10 YEAR E	RIIGINESS	DI AN (h	asad on l	Housing R	onofit I ir	nite)	
LOCALII	0001140	ZOWII AITI	IO ILAN L	OOMILOC	Years	aseu on i	lousing D	CHCIIL EII	iiitəj	
	1	2	3	4	5	6	7	8	9	10
One off costs										
Purchase of houses	1,530,000	1,480,000								
Stamp Duty on houses	32,100	26,000								
Conveyancing Fees	3,270	3,270								
Total one off costs	1,565,370	1,509,270	0	0	0	0	0	0	0	0
On going costs										
Borrowing cost	31,307	92,239	169,105	169,105	169,105	169,105	169,105	169,105	169,105	169,105
Service Level Agreement with EFDC										
Management	3,582	7,092	7,198	7,342	7,526	7,714	7,907	8,105	8,307	8,515
Insurance	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500
Accommodation for meeting rooms	100	100	100	100	100	100	100	100	100	100
Repairs	2,400	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800
Major Repairs	0	0	0	0	0	6,000	6,000	6,000	6,000	6,000
Company house	40	40	40	40	40	40	40	40	40	40
Renumeration for Directors	0	0	0	0	0	0	0	0	0	0
VAT	1,047	2,081	2,100	2,125	2,157	3,240	3,274	3,308	3,344	3,380
Capital Gains Tax	0	0	0	0	0	0	0	0	0	0
				-						
Total on going costs	40,976	108,852	185,843	186,012	186,228	193,499	193,726	193,958	194,196	194,440
Income										
Loan	1,565,370	1,509,270	0	0	0	0	0	0	0	0
Rental income	65,880	129,721	131,667	133,642	135,646	137,681	139,746	141,842	143,970	146,129
Voids & bad debt (4%)	(2,635)	(5,189)	(5,267)	(5,346)	(5,426)	(5,507)	(5,590)	(5,674)	(5,759)	(5,845)
Total Income	1,628,615	1,633,802	126,400	400.000	400.000	400 474	134,156	136,169	138,211	140,284
		.,,	120,400	128,296	130,220	132,174	134,130	100,100	,	
			•	,	,					
Profit before Tax	22,269	15,680	(59,443)	(57,717)	(56,008)	(61,326)	(59,570)	(57,789)	(55,985)	(54,156)
Company Tax	4,676	15,680 3,293	(59,443)	(57,717) 0	(56,008)	(61,326) 0	(59,570)	(57,789)	(55,985)	0
		15,680	(59,443)	(57,717)	(56,008)	(61,326)	(59,570)	(57,789)	(55,985)	(54,156) 0 <b>(54,156)</b>
Company Tax Profit after tax	4,676 <b>17,592</b>	15,680 3,293 <b>12,387</b>	(59,443) 0 (59,443)	(57,717) 0 (57,717)	(56,008) 0 (56,008)	(61,326) 0 (61,326)	(59,570) 0 (59,570)	(57,789) 0 (57,789)	(55,985) 0 (55,985)	(54,156)
Company Tax  Profit after tax  Balance B/Fwd	4,676 <b>17,592</b>	15,680 3,293 <b>12,387</b> 17,592	(59,443) 0 (59,443) 29,979	(57,717) 0 (57,717)	(56,008) 0 (56,008)	(61,326) 0 (61,326) (143,188)	(59,570) 0 (59,570) (204,514)	(57,789) 0 (57,789) (264,084)	(55,985) 0 (55,985)	( <b>54,156</b> )
Company Tax Profit after tax	4,676 <b>17,592</b>	15,680 3,293 <b>12,387</b>	(59,443) 0 (59,443)	(57,717) 0 (57,717)	(56,008) 0 (56,008)	(61,326) 0 (61,326)	(59,570) 0 (59,570)	(57,789) 0 (57,789)	(55,985) 0 (55,985)	(54,156)
Profit after tax  Balance B/Fwd Balance C/Fwd	4,676 17,592 0 17,592	15,680 3,293 <b>12,387</b> 17,592	(59,443) 0 (59,443) 29,979	(57,717) 0 (57,717)	(56,008) 0 (56,008)	(61,326) 0 (61,326) (143,188)	(59,570) 0 (59,570) (204,514)	(57,789) 0 (57,789) (264,084)	(55,985) 0 (55,985)	( <b>54,156</b> )
Profit after tax  Balance B/Fwd Balance C/Fwd  Profit after tax for the following sce	4,676 17,592 0 17,592 enario	15,680 3,293 <b>12,387</b> 17,592 29,979	(59,443) 0 (59,443) 29,979 (29,464)	(57,717) 0 (57,717) (29,464) (87,181)	(56,008) 0 (56,008) (87,181) (143,188)	(61,326) 0 (61,326) (143,188) (204,514)	(59,570) 0 (59,570) (204,514) (264,084)	(57,789) 0 (57,789) (264,084) (321,873)	(55,985) 0 (55,985) (321,873) (377,858)	(377,858) (432,014)
Profit after tax for the following sce House prices 10% higher	4,676 17,592 0 17,592 enario 15,124	15,680 3,293 <b>12,387</b> 17,592 29,979 5,116	(59,443) 0 (59,443) 29,979 (29,464)	(57,717) 0 (57,717) (29,464) (87,181) (78,355)	(56,008) 0 (56,008) (87,181) (143,188) (78,571)	(61,326) 0 (61,326) (143,188) (204,514) (85,842)	(59,570) 0 (59,570) (204,514) (264,084) (86,068)	(57,789) 0 (57,789) (264,084) (321,873) (86,301)	(55,985) 0 (55,985) (321,873) (377,858) (86,539)	(377,858) (432,014) (86,783)
Profit after tax for the following sce House prices 10% lower	4,676 17,592 0 17,592 enario 15,124 20,061	15,680 3,293 <b>12,387</b> 17,592 29,979 5,116 19,658	(59,443) 0 (59,443) 29,979 (29,464) (78,186) (44,437)	(57,717) 0 (57,717) (29,464) (87,181) (78,355) (44,606)	(56,008) 0 (56,008) (87,181) (143,188) (78,571) (44,822)	(61,326) 0 (61,326) (143,188) (204,514) (85,842) (52,093)	(59,570) 0 (59,570) (204,514) (264,084) (86,068) (52,319)	(57,789) 0 (57,789) (264,084) (321,873) (86,301) (52,552)	(55,985) 0 (55,985) (321,873) (377,858) (86,539) (52,790)	(86,783) (53,034)
Profit after tax for the following sce House prices 10% lower Borrowing 1% higher	4,676 17,592 0 17,592 enario 15,124 20,061 5,226	15,680 3,293 12,387 17,592 29,979 5,116 19,658 (15,067)	(59,443) 0 (59,443) 29,979 (29,464) (78,186) (44,437) (92,058)	(57,717) 0 (57,717) (29,464) (87,181) (78,355) (44,606) (92,227)	(56,008) (56,008) (87,181) (143,188) (78,571) (44,822) (92,443)	(61,326) 0 (61,326) (143,188) (204,514) (85,842) (52,093) (99,714)	(59,570) 0 (59,570) (204,514) (264,084) (86,068) (52,319) (99,940)	(57,789) 0 (57,789) (264,084) (321,873) (86,301) (52,552) (100,173)	(55,985) (55,985) (321,873) (377,858) (86,539) (52,790) (100,411)	(86,783) (53,034) (100,655)
Company Tax  Profit after tax  Balance B/Fwd Balance C/Fwd  Profit after tax for the following sce House prices 10% higher House prices 10% lower Borrowing 1% higher Borrowing 1% lower	4,676 17,592 0 17,592 enario 15,124 20,061 5,226 29,959	15,680 3,293 12,387 17,592 29,979 5,116 19,658 (15,067) 36,677	(59,443) 0 (59,443) 29,979 (29,464) (78,186) (44,437) (92,058) (30,565)	(57,717) 0 (57,717) (29,464) (87,181) (78,355) (44,606) (92,227) (30,734)	(56,008) (56,008) (87,181) (143,188) (78,571) (44,822) (92,443) (30,950)	(61,326) 0 (61,326) (143,188) (204,514) (85,842) (52,093) (99,714) (38,221)	(59,570) 0 (59,570) (204,514) (264,084) (86,068) (52,319) (99,940) (38,447)	(57,789) 0 (57,789) (264,084) (321,873) (86,301) (52,552) (100,173) (38,680)	(55,985) (55,985) (321,873) (377,858) (86,539) (52,790) (100,411) (38,918)	(86,783) (53,034) (100,655) (39,162)
Company Tax  Profit after tax  Balance B/Fwd Balance C/Fwd  Profit after tax for the following sce House prices 10% higher House prices 10% lower Borrowing 1% higher Borrowing 1% lower Cost 10% higher	4,676 17,592 0 17,592 enario 15,124 20,061 5,226 29,959 16,829	15,680 3,293 12,387 17,592 29,979 5,116 19,658 (15,067) 36,677 11,074	(59,443) 0 (59,443) 29,979 (29,464) (78,186) (44,437) (92,058) (30,565) (62,985)	(57,717) 0 (57,717) (29,464) (87,181) (78,355) (44,606) (92,227) (30,734) (63,171)	(56,008) 0 (56,008) (87,181) (143,188) (78,571) (44,822) (92,443) (30,950) (63,409)	(61,326) 0 (61,326) (143,188) (204,514) (85,842) (52,093) (99,714) (38,221) (71,407)	(59,570) 0 (59,570) (204,514) (264,084) (86,068) (52,319) (99,940) (38,447) (71,656)	(57,789) 0 (57,789) (264,084) (321,873) (86,301) (52,552) (100,173) (38,680) (71,911)	(55,985) (55,985) (321,873) (377,858) (86,539) (52,790) (100,411) (38,918) (72,173)	(377,858) (377,858) (432,014) (86,783) (53,034) (100,655) (39,162) (72,442)
Company Tax  Profit after tax  Balance B/Fwd Balance C/Fwd  Profit after tax for the following sce House prices 10% higher House prices 10% lower Borrowing 1% higher Borrowing 1% lower Cost 10% higher Cost 10% lower	4,676 17,592 0 17,592 enario 15,124 20,061 5,226 29,959	15,680 3,293 12,387 17,592 29,979 5,116 19,658 (15,067) 36,677	(59,443) 0 (59,443) 29,979 (29,464) (78,186) (44,437) (92,058) (30,565)	(57,717) 0 (57,717) (29,464) (87,181) (78,355) (44,606) (92,227) (30,734)	(56,008) (56,008) (87,181) (143,188) (78,571) (44,822) (92,443) (30,950)	(61,326) 0 (61,326) (143,188) (204,514) (85,842) (52,093) (99,714) (38,221)	(59,570) 0 (59,570) (204,514) (264,084) (86,068) (52,319) (99,940) (38,447)	(57,789) 0 (57,789) (264,084) (321,873) (86,301) (52,552) (100,173) (38,680)	(55,985) (55,985) (321,873) (377,858) (86,539) (52,790) (100,411) (38,918)	(86,783) (53,034) (100,655) (39,162)
Company Tax  Profit after tax  Balance B/Fwd Balance C/Fwd  Profit after tax for the following sce House prices 10% higher House prices 10% lower Borrowing 1% higher Borrowing 1% lower Cost 10% higher	4,676 17,592 0 17,592 enario 15,124 20,061 5,226 29,959 16,829	15,680 3,293 12,387 17,592 29,979 5,116 19,658 (15,067) 36,677 11,074	(59,443) 0 (59,443) 29,979 (29,464) (78,186) (44,437) (92,058) (30,565) (62,985)	(57,717) 0 (57,717) (29,464) (87,181) (78,355) (44,606) (92,227) (30,734) (63,171)	(56,008) 0 (56,008) (87,181) (143,188) (78,571) (44,822) (92,443) (30,950) (63,409)	(61,326) 0 (61,326) (143,188) (204,514) (85,842) (52,093) (99,714) (38,221) (71,407)	(59,570) 0 (59,570) (204,514) (264,084) (86,068) (52,319) (99,940) (38,447) (71,656)	(57,789) 0 (57,789) (264,084) (321,873) (86,301) (52,552) (100,173) (38,680) (71,911)	(55,985) (55,985) (321,873) (377,858) (86,539) (52,790) (100,411) (38,918) (72,173)	(377,858) (377,858) (432,014) (86,783) (53,034) (100,655) (39,162) (72,442)