Summary of Ressettlement Housing Purchased

Property Name	6 Marlborough St	18 West Street	9 Bolton Road	96 Weldbank Lane	3 Woodville Road	12 Westminster Road	Property 7	Property 8	Property 9	Property 10	Property 11	Grand Total	Budget	Remaining
Purchase Price	125,000	170,000	133,000	169,950	122,500	122,500						842,950	1,925,000	-1,082,050
Stamp Duty	3,750	5,100	3,990	5,099	3,675	3,675						25,289	57,750	-32,462
Remedial Works	5,000	30,000	25,000	2,000	33,500	8,500						104,000	150,000	-46,000
Legal Costs												0	5,000	-5,000
Other Costs												0	62,250	-62,250
Total Cost	**133,750**	**205,100**	**161,990**	**177,049**	**159,675**	**134,675**	**0**	**0**	**0**	**0**	**0**	**972,239**	**2,200,000**	**-1,227,762**
Rental Income	**-6,600**	**-9,000**	**-6,600**	**-6,600**	**-9,000**	**-6,600**	**0**	**0**	**0**	**0**	**0**	**0**		

Overall Asset Position	**Year 1**	**Year 2**	**Year 3**	**Year 4**	**Year 5**	**Year 6**	**Year 7**	**Year 8**	**Year 9**	**Year 10**	**Year 11**	**Year 12**
Asset Values	972,239	981,961	991,780	1,001,698	1,011,715	1,021,832	1,032,051	1,042,371	1,052,795	1,063,323	1,073,956	1,084,696

Overall Revenue Position	**Year 1**	**Year 2**	**Year 3**	**Year 4**	**Year 5**	**Year 6**	**Year 7**	**Year 8**	**Year 9**	**Year 10**	**Year 11**	**Year 12**
Total Rental Income Income	-44,400	-44,844	-45,292	-45,745	-46,203	-46,665	-47,131	-47,603	-48,079	-48,560	-49,045	-49,536
Void Assumption	1,776	1,794	1,812	1,830	1,848	1,867	1,885	1,904	1,923	1,942	1,962	1,981
Maintenance Fund	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000
	0	0	0	0	0	0	0	0	0	0	0	0
Borrowing	46,393	46,384	46,382	46,385	46,383	46,375	46,373	46,384	46,388	46,376	46,387	46,379
Net Surplus/Deficit	**6,769**	**6,334**	**5,901**	**5,469**	**5,028**	**4,577**	**4,126**	**3,685**	**3,233**	**2,759**	**2,303**	**1,825**

Number of years	30	30	30	30	30	30
Interest Rate used in calcs	2.72%	2.72%	2.72%	2.72%	2.72%	2.72%
Date	12/11/2021	04/02/2022	21/04/2022	21/04/2022	28/04/2022	28/04/2022
Interest rate as at date above	2.13%	1.93%	2.66%	2.66%	2.72%	2.72%
Certainty Rate	-0.20%	-0.20%	-0.20%	-0.20%	-0.20%	-0.20%
Annual Investment Growth	1%	1%	1%	1%	1%	1%
Annual Rental Growth	1%	1%	1%	1%	1%	1%
Voids	4%	4%	4%	4%	4%	4%
Annual Maintenance Fund	500	500	500	500	501	502
Rental income pm	(550)	(750)	(550)	(550)	(750)	(550)