

**Project Unit D 'Eastern Side'**

**10 Cartersfield Road**

		2020-21	2021-22	2022-23	2023-24	2024-25	TOTAL	
<b>Expenditure</b>								
	PWLB 50 yr Fixed Rate Maturity Loan 1.73% rate as at 8.1.21 on £876,100			7,578	15,157	15,157	37,891	50 years = 757,826.50
Post Completion	Expected ongoing overhead costs			1,000	1,500	1,800	4,300	
	Current expected costs avoided		-14,250	-28,500	-28,500	-28,500	-99,750	
	MRP Contributions from Apr 23 - £876,100 over 50 years				17,522	17,522	35,044	50 years = 876,100
		-	-14,250	-19,922	-5,679	-5,979	-22,515	
<b>Income</b>								
	Expected rental income			-	-103,000	-103,000	-206,000	
	Current rental income foregone		-	-	-	-	-	
	Net rental gain			-	-103,000	-103,000	-206,000	
<b>PROJECT UNIT A, B, C</b>	<b>NET INCOME OVER FIVE YEARS</b>	-	-14,250	-19,922	-97,321	-97,021	-228,515	