

**BOTH RPROJECT AREAS**  
**50-60 & 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 £2,511,023			21,720	43,441	43,441	108,602	50 years = 2,172,034.90
Post Completion	Expected ongoing overhead costs			3,000	4,500	5,500	13,000	
	Current expected costs avoided		-46,187.5	-99,312.5	-116,250	-116,250	-378,000	
	MRP Contributions from Apr 23 - £2,511,023 over 50 years				50,220	50,220	100,441	50 years = 2,511,023
		-	- 46,188	- 74,592	- 18,089	- 17,089	- 155,957	
<b>Income</b>								
	Expected rental income	-	-	-	369,500	369,500	739,000	
	Current rental income foregone	-	16,075	20,150	8,150	8,150	52,525	
	Net rental gain	-	16,075	20,150	361,350	361,350	686,475	
<b>PROJECT UNIT A, B, C, D</b>	<b>NET INCOME OVER FIVE YEARS</b>	-	- 30,113	- 54,442	- 379,439	- 378,439	- 842,432	