

PWLB 50 year annuity @ 2.9%

		£
Land Acquisition		1,000,000
Legal and Survey Fees	6.50%	65,000
Development Cost		5,520,651
Inflation Provlson	5.00%	276,033
Development Fee (Prime Place)	8.00%	463,735
Development Contingency	5.00%	289,834
Gross Investment Cost		7,615,252
Funding	Capital Receipt	30%
	Loan (Balance)	
Loan -Say		5,500,000

Schedule of Payments of interest and loan instalments

Loan Number		Total
Interest		2.90%
Capital Sum		£ 5,500,000
Loan Advanced on	30 November 2018	
Advance over		50 years
Interest Payable Dates		01/01/2019 01/07/2019

YRP Lease	£	50,000	
Annual Cost		209,050	
Net Annual Cost		-159,050	Say £160,000

Loan No.	Advance Date	Due Date	Principal	Interest	Payment	Install Number	Principal o/s
		01/01/2019	£24,775.10	£79,750.00	£104,525.10	1	5,475,224.90
		01/07/2019	£25,134.34	£79,390.76	£104,525.10	2	5,450,090.56
		01/01/2020	£25,498.79	£79,026.31	£104,525.10	3	5,424,591.77
		01/07/2021	£25,868.52	£78,656.58	£104,525.10	4	5,398,723.24
		01/01/2021	£26,243.62	£78,281.49	£104,525.10	5	5,372,479.63
		01/07/2021	£26,624.15	£77,900.95	£104,525.10	6	5,345,855.48
		01/01/2023	£27,010.20	£77,514.90	£104,525.10	7	5,318,845.28
		01/07/2023	£27,401.85	£77,123.26	£104,525.10	8	5,291,443.43
		01/01/2024	£27,799.17	£76,725.93	£104,525.10	9	5,263,644.26
		01/07/2024	£28,202.26	£76,322.84	£104,525.10	10	5,235,442.00
		01/01/2025	£28,611.19	£75,913.91	£104,525.10	11	5,206,830.81
		01/07/2025	£29,026.06	£75,499.05	£104,525.10	12	5,177,804.75
		01/01/2026	£29,446.93	£75,078.17	£104,525.10	13	5,148,357.82
		01/07/2026	£29,873.91	£74,651.19	£104,525.10	14	5,118,483.90
		01/01/2027	£30,307.09	£74,218.02	£104,525.10	15	5,088,176.81
		01/07/2027	£30,746.54	£73,778.56	£104,525.10	16	5,057,430.28
		01/01/2028	£31,192.36	£73,332.74	£104,525.10	17	5,026,237.91
		01/07/2028	£31,644.65	£72,880.45	£104,525.10	18	4,994,593.26
		01/01/2029	£32,103.50	£72,421.60	£104,525.10	19	4,962,489.76
		01/07/2029	£32,569.00	£71,956.10	£104,525.10	20	4,929,920.76
		01/01/2030	£33,041.25	£71,483.85	£104,525.10	21	4,896,879.50
		01/07/2030	£33,520.35	£71,004.75	£104,525.10	22	4,863,359.15
		01/01/2031	£34,006.40	£70,518.71	£104,525.10	23	4,829,352.76
		01/07/2031	£34,499.49	£70,025.62	£104,525.10	24	4,794,853.27
		01/01/2032	£34,999.73	£69,525.37	£104,525.10	25	4,759,853.54
		01/07/2032	£35,507.23	£69,017.88	£104,525.10	26	4,724,346.31
		01/01/2033	£36,022.08	£68,503.02	£104,525.10	27	4,688,324.23
		01/07/2033	£36,544.40	£67,980.70	£104,525.10	28	4,651,779.83
		01/01/2034	£37,074.30	£67,450.81	£104,525.10	29	4,614,705.54
		01/07/2034	£37,611.87	£66,913.23	£104,525.10	30	4,577,093.66
		01/01/2035	£38,157.24	£66,367.86	£104,525.10	31	4,538,936.42
		01/07/2035	£38,710.52	£65,814.58	£104,525.10	32	4,500,225.89
		01/01/2036	£39,271.83	£65,253.28	£104,525.10	33	4,460,954.07
		01/07/2036	£39,841.27	£64,683.83	£104,525.10	34	4,421,112.80
		01/01/2037	£40,418.97	£64,106.14	£104,525.10	35	4,380,693.83
		01/07/2037	£41,005.04	£63,520.06	£104,525.10	36	4,339,688.79
		01/01/2038	£41,599.62	£62,925.49	£104,525.10	37	4,298,089.17

Net Annual Cost

	-159,050	Say £160,000			
01/07/2038	£42,202.81	£62,322.29	£104,525.10	38	4,255,886.36
01/01/2039	£42,814.75	£61,710.35	£104,525.10	39	4,213,071.61
01/07/2039	£43,435.56	£61,089.54	£104,525.10	40	4,169,636.05
01/01/2040	£44,065.38	£60,459.72	£104,525.10	41	4,125,570.67
01/07/2040	£44,704.33	£59,820.77	£104,525.10	42	4,080,866.34
01/01/2041	£45,352.54	£59,172.56	£104,525.10	43	4,035,513.80
01/07/2041	£46,010.15	£58,514.95	£104,525.10	44	3,989,503.65
01/01/2042	£46,677.30	£57,847.80	£104,525.10	45	3,942,826.35
01/07/2042	£47,354.12	£57,170.98	£104,525.10	46	3,895,472.22
01/01/2043	£48,040.76	£56,484.35	£104,525.10	47	3,847,431.47
01/07/2043	£48,737.35	£55,787.76	£104,525.10	48	3,798,694.12
01/01/2044	£49,444.04	£55,081.06	£104,525.10	49	3,749,250.08
01/07/2044	£50,160.98	£54,364.13	£104,525.10	50	3,699,089.11
01/01/2045	£50,888.31	£53,636.79	£104,525.10	51	3,648,200.80
01/07/2045	£51,626.19	£52,898.91	£104,525.10	52	3,596,574.61
01/01/2046	£52,374.77	£52,150.33	£104,525.10	53	3,544,199.83
01/07/2046	£53,134.21	£51,390.90	£104,525.10	54	3,491,065.63
01/01/2047	£53,904.65	£50,620.45	£104,525.10	55	3,437,160.98
01/07/2047	£54,686.27	£49,838.83	£104,525.10	56	3,382,474.71
01/01/2048	£55,479.22	£49,045.88	£104,525.10	57	3,326,995.49
01/07/2048	£56,283.67	£48,241.43	£104,525.10	58	3,270,711.82
01/01/2049	£57,099.78	£47,425.32	£104,525.10	59	3,213,612.04
01/07/2049	£57,927.73	£46,597.37	£104,525.10	60	3,155,684.31
01/01/2050	£58,767.68	£45,757.42	£104,525.10	61	3,096,916.63
01/07/2050	£59,619.81	£44,905.29	£104,525.10	62	3,037,296.82
01/01/2051	£60,484.30	£44,040.80	£104,525.10	63	2,976,812.52
01/07/2051	£61,361.32	£43,163.78	£104,525.10	64	2,915,451.20
01/01/2052	£62,251.06	£42,274.04	£104,525.10	65	2,853,200.14
01/07/2052	£63,153.70	£41,371.40	£104,525.10	66	2,790,046.44
01/01/2053	£64,069.43	£40,455.67	£104,525.10	67	2,725,977.01
01/07/2053	£64,998.44	£39,526.67	£104,525.10	68	2,660,978.57
01/01/2054	£65,940.91	£38,584.19	£104,525.10	69	2,595,037.66
01/07/2054	£66,897.06	£37,628.05	£104,525.10	70	2,528,140.60
01/01/2055	£67,867.06	£36,658.04	£104,525.10	71	2,460,273.54
01/07/2055	£68,851.14	£35,673.97	£104,525.10	72	2,391,422.40
01/01/2056	£69,849.48	£34,675.62	£104,525.10	73	2,321,572.92
01/07/2056	£70,862.30	£33,662.81	£104,525.10	74	2,250,710.63
01/01/2057	£71,889.80	£32,635.30	£104,525.10	75	2,178,820.83
01/07/2057	£72,932.20	£31,592.90	£104,525.10	76	2,105,888.63
01/01/2058	£73,989.72	£30,535.39	£104,525.10	77	2,031,898.91
01/07/2058	£75,062.57	£29,462.53	£104,525.10	78	1,956,836.34
01/01/2059	£76,150.98	£28,374.13	£104,525.10	79	1,880,685.37
01/07/2059	£77,255.17	£27,269.94	£104,525.10	80	1,803,430.20
01/01/2060	£78,375.36	£26,149.74	£104,525.10	81	1,725,054.83
01/07/2060	£79,511.81	£25,013.30	£104,525.10	82	1,645,543.03
01/01/2061	£80,664.73	£23,860.37	£104,525.10	83	1,564,878.30
01/07/2061	£81,834.37	£22,690.74	£104,525.10	84	1,483,043.93
01/01/2062	£83,020.97	£21,504.14	£104,525.10	85	1,400,022.96
01/07/2062	£84,224.77	£20,300.33	£104,525.10	86	1,315,798.19
01/01/2063	£85,446.03	£19,079.07	£104,525.10	87	1,230,352.17
01/07/2063	£86,685.00	£17,840.11	£104,525.10	88	1,143,667.17
01/01/2064	£87,941.93	£16,583.17	£104,525.10	89	1,055,725.24
01/07/2064	£89,217.09	£15,308.02	£104,525.10	90	966,508.15
01/01/2065	£90,510.73	£14,014.37	£104,525.10	91	875,997.42
01/07/2065	£91,823.14	£12,701.96	£104,525.10	92	784,174.28
01/01/2066	£93,154.58	£11,370.53	£104,525.10	93	691,019.70
01/07/2066	£94,505.32	£10,019.79	£104,525.10	94	596,514.39
01/01/2067	£95,875.64	£8,649.46	£104,525.10	95	500,638.74
01/07/2067	£97,265.84	£7,259.26	£104,525.10	96	403,372.90
01/01/2068	£98,676.20	£5,848.91	£104,525.10	97	304,696.70
01/07/2068	£100,107.00	£4,418.10	£104,525.10	98	204,589.70
01/01/2069	£101,558.55	£2,966.55	£104,525.10	99	103,031.15
01/07/2069	£103,031.15	£1,493.95	£104,525.10	100	0.00

5,500,000.00

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