

Year 1	Balance	Interest	Repayment	Balance carried forward	Income Base (including VAT)	
	£300,000.00	£1,500.00	£0.00	£301,500.00		
					Ground Floor (86m2 @ £65pm2/pa)	£5,590.00
					First Floor (51m2 @ £50pm2/pa)	£2,550.00
					Service Charge (137m2pa @ £30pm2)	£4,110.00
					Residential Accom (@ £425pcm)	£5,100.00
					Incubators (4@ £3000 pa)	£12,000.00
					Income Base Subtotal	£29,350.00
					Year 1 Income Forecast	£0.00
					Leasor Expenditure Base (including VAT)	
					Insurance	£750.00
					Repair and Maintainance	£0.00
					Caretaker	£3,500.00
					Management	£6,000.00
					LCC Repayment	£0.00
					Leasor Expenditure Base Subtotal	£10,250.00
					Year 1 Expenditure Forecast	£6,750.00
					Deficit	-£6,750.00
Year 2	Balance brought forward	Interest	Repayment	Balance carried forward	Income Base (including VAT)	£15,115.25
	£301,500.00	£1,507.50	£3,750.00	£299,257.50		
					Leasor Expenditure Base (including VAT)	£10,557.50
					LCC repayment	£3,750.00
					Surplus	£807.55

Year 3	Balance brought forward	Interest	Repayment	Balance carried forward	Income Base (including VAT)	£24,184.40
	£299,257.50	£1,496.29	£7,500.00	£293,253.79		
					Leasor Expenditure Base (including VAT)	£10,874.23
					LCC repayment	£7,500.00
					Surplus	£5,810.00
Year 4	Balance brought forward	Interest	Repayment	Balance carried forward	Income Base (including VAT)	£31,716.79
	£293,253.79	£1,466.27	£11,250.00	£283,470.06		
					Leasor Expenditure Base (including VAT)	£11,200.00
					LCC repayment	£11,250.00
					Surplus	£9,266.34
Year 5	Balance brought forward	Interest	Repayment	Balance carried forward	Income Base (including VAT)	£32,668.29
	£283,470.06	£1,417.35	£15,000.00	£269,887.41		
					Leasor Expenditure Base (including VAT)	£11,536.46
					LCC repayment	£15,000.00
					Repair and Maintain	£2,000.00
					Surplus	£4,131.00
Year 6	Balance brought forward	Interest	Repayment	Balance carried forward	Income Base (including VAT)	£33,648.34
	£269,887.41	£1,349.44	£15,000.00	£256,236.85		
					Leasor Expenditure Base (including VAT)	£11,882.55
					LCC repayment	£15,000.00
					Repair and Maintain	£1,000.00
					Surplus	£5,765.79
Year 7	Balance brought forward	Interest	Repayment	Balance carried forward	Income Base (including VAT)	£34,657.79
	£256,236.85	£1,282.18	£15,000.00	£242,518.03		
					Leasor Expenditure Base (including VAT)	£12,239.03
					LCC repayment	£15,000.00
					Repair and Maintain	£1,000.00
					Surplus	£6,418.76

Year 8	Balance brought forward	Interest	Repayment	Balance carried forward	Income Base (including VAT)	£35,697.52
	£242,518.03	£1,212.59	£15,000.00	£228,730.62		
					Leasor Expenditure Base (including VAT)	£12,606.20
					LCC repayment	£15,000.00
					Repair and Maintain	£1,000.00
					Surplus	£7,091.32
Year 9	Balance brought forward	Interest	Repayment	Balance carried forward	Income Base (including VAT)	£36,768.45
	£228,730.62	£1,143.65	£15,000.00	£214,847.27		
					Leasor Expenditure Base (including VAT)	£12,984.39
					LCC repayment	£15,000.00
					Repair and Maintain	£1,000.00
					Surplus	£7,784.06
Year 10	Balance brought forward	Interest	Repayment	Balance carried forward	Income Base (including VAT)	£37,871.50
	£214,847.27	£1,074.37	£15,000.00	£200,948.64		
					Leasor Expenditure Base (including VAT)	£13,373.92
					LCC repayment	£15,000.00
					Repair and Maintain	£1,000.00
					Surplus	£8,497.58
Year 11	Balance brought forward	Interest	Repayment	Balance carried forward	Income Base (including VAT)	£39,007.65
	£200,948.64	£1,004.74	£15,000.00	£186,953.38		
					Leasor Expenditure Base (including VAT)	£13,775.14
					LCC repayment	£15,000.00
					Repair and Maintain	£1,000.00
					Surplus	£9,232.51
Year 12	Balance brought forward	Interest	Repayment	Balance carried forward	Income Base (including VAT)	£40,177.88
	£186,953.38	£934.77	£15,000.00	£172,888.15		
					Leasor Expenditure Base (including VAT)	£14,188.39
					LCC repayment	£15,000.00
					Repair and Maintain	£1,000.00
					Surplus	£9,989.49

Year 13	Balance brought forward	Interest	Repayment	Balance carried forward	Income Base (including VAT)	£41,383.21
	£172,888.15	£864.44	£15,000.00	£158,752.59		
					Leasor Expenditure Base (including VAT)	£14,614.04
					LCC repayment	£15,000.00
					Repair and Maintain	£1,000.00
					Surplus	£10,769.17
Year 14	Balance brought forward	Interest	Repayment	Balance carried forward	Income Base (including VAT)	£42,624.71
	£158,752.59	£793.76	£15,000.00	£144,546.35		
					Leasor Expenditure Base (including VAT)	£15,052.46
					LCC repayment	£15,000.00
					Repair and Maintain	£1,000.00
					Surplus	£11,572.25
Year 15	Balance brought forward	Interest	Repayment	Balance carried forward	Income Base (including VAT)	£43,903.45
	£144,546.35	£722.73	£15,000.00	£130,269.08		
					Leasor Expenditure Base (including VAT)	£15,504.03
					LCC repayment	£15,000.00
					Repair and Maintain	£1,000.00
					Surplus	£12,399.42
Year 16	Balance brought forward	Interest	Repayment	Balance carried forward	Income Base (including VAT)	£45,220.55
	£130,269.08	£651.35	£15,000.00	£115,920.43		
					Leasor Expenditure Base (including VAT)	£15,969.15
					LCC repayment	£15,000.00
					Repair and Maintain	£1,000.00
					Surplus	£13,251.40
Year 17	Balance brought forward	Interest	Repayment	Balance carried forward	Income Base (including VAT)	£46,577.17
	£115,920.43	£579.60	£15,000.00	£101,500.03		
					Leasor Expenditure Base (including VAT)	£16,448.23
					LCC repayment	£15,000.00
					Repair and Maintain	£2,000.00
					Surplus	£13,128.94

Year 18	Balance brought forward	Interest	Repayment	Balance carried forward	Income Base (including VAT)	£47,974.49
	£101,500.03	£507.50	£15,000.00	£87,007.53		
					Leasor Expenditure Base (including VAT)	£16,941.68
					LCC repayment	£15,000.00
					Repair and Maintain	£2,000.00
					Surplus	£14,032.81
Year 19	Balance brought forward	Interest	Repayment	Balance carried forward	Income Base (including VAT)	£49,413.72
	£87,007.53	£435.04	£15,000.00	£72,442.57		
					Leasor Expenditure Base (including VAT)	£17,449.93
					LCC repayment	£15,000.00
					Repair and Maintain	£2,000.00
					Surplus	£14,963.79
Year 20	Balance brought forward	Interest	Repayment	Balance carried forward	Income Base (including VAT)	£50,896.13
	£72,442.57	£362.21	£15,000.00	£57,804.78		
					Leasor Expenditure Base (including VAT)	£17,973.42
					LCC repayment	£15,000.00
					Repair and Maintain	£2,000.00
					Surplus	£15,922.71
Year 21	Balance brought forward	Interest	Repayment	Balance carried forward	Income Base (including VAT)	£52,423.01
	£57,804.78	£289.02	£15,000.00	£43,093.80		
					Leasor Expenditure Base (including VAT)	£18,512.62
					LCC repayment	£15,000.00
					Repair and Maintain	£2,000.00
					Surplus	£16,910.39
Year 22	Balance brought forward	Interest	Repayment	Balance carried forward	Income Base (including VAT)	£53,995.70
	£43,093.80	£215.47	£15,000.00	£28,309.27		
					Leasor Expenditure Base (including VAT)	£19,067.99
					LCC repayment	£15,000.00
					Repair and Maintain	£2,000.00
					Surplus	£17,927.71

Year 23	Balance brought forward	Interest	Repayment	Balance carried forward	Income Base (including VAT)	£55,615.57
	£28,309.27	£141.55	£15,000.00	£13,450.82		
					Leasor Expenditure Base (including VAT)	£19,640.02
					LCC repayment	£15,000.00
					Repair and Maintain	£2,000.00
					Surplus	£18,975.55
Year 24	Balance brought forward	Interest	Repayment	Balance carried forward	Income Base (including VAT)	£57,284.03
	£13,450.82	£67.25	£13,518.07	£0.00		
					Leasor Expenditure Base (including VAT)	£20,238.33
					LCC repayment	£13,518.07
					Repair and Maintain	£2,000.00
					Surplus	£21,527.63