

Mooracre Lane Bolsover

Inputs	Build Costs	£770,000	
	Contingency %	£23,100	
	Pre Start Costs	£0	
	Land Purchase	£0	
	Stamp duty /purchase costs	£15,400	£808,500
	HE Grant or 1:1		

Scheme **£808,500**

Build	Number	Beds	Type	Rent (52 weeks)	total Rent
	4	3	house (78 square meter)	132.00	528.00
	2	3	house (71 square meter)	122.77	245.54
					0.00
					0.00
					0.00
					0.00
TOTAL	6				773.54

Scheme Cost £ 808,500

Average cost per property £134,750

Financing

Loan £ 808,500

Interest Rate applied 2.76%

Period of Loan Years) 50

Equal Instalments of
Principal

Type of Loan

Assumptions

Inflation rate (applied as indicated "i") 7.00%

Voids provision 2.00%

Doubtful Debts provision 2.00%

Repairs and Maintenance per property i 400

Supervision and Management per property i 75

Major Repairs Allowance per property i 610

Interest Rate on Balances 1%

Discount Rate 5%