

Alfreton Road Pinxton

Inputs	Build Costs	£552,000	
	Contingency %	£16,560	
	Pre Start Costs	£0	
	Land Purchase	£0	
	Stamp duty /purchase costs	£0	£568,560
	HE Grant or 1:1		

Scheme **£568,560**

Build

Number	Beds	Type	Rent (52 weeks)	total Rent
6	2	2 Bed houses	124.62	747.69
				0.00
				0.00
				0.00
				0.00
				0.00
TOTAL	6			747.69

Scheme Cost £ 568,560

Average cost per property £94,760

Financing

Loan £ 568,560

Interest Rate applied 2.86%

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%