

Option 1C - Sell Flats and Commercial Unit	0	1	2	...	29
Income					
External Grants (LOTS, Shop Front, TH)	(162,000)				
Capital Receipts (Sale of Flats & Commercial Unit)	-	(305,000)			
Total Income	(162,000)	(305,000)	-		-
Expenditure					
Capital Expenditure	538,500				
Revenue Cost/Savings (Professional Fees, Utilities, Insurance, Maintenance)	-	7,948	(2,101)		(3,986)
Total Expenditure	538,500	7,948	(2,101)		(3,986)
Running Balance	376,500	79,448	77,347		(3,085)

**Payback achieved in 29 years*

Assumed all units sold in year 1
 Assumed 2.4% annual inflation to rental income and revenue costs/savings (In line with RPI as at 17/10/2019)
 Insurance savings calculated using 2020/21 budget
 Utilities and Maintenance costs calculated from past 6 years averages