

Market Street Renewal Ltd

Cash Flow Forecast

	Jul-21	Aug-21	Sep-21	Oct-21	Nov-21	Dec-21	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23
Bank balance b/fwd	18,028	12,107	13,836	17,590	10,181	15,451	18,973	11,606	17,011	19,167	11,976	17,381	14,638	7,488	12,893	16,550	9,443	14,848	18,505	11,439	16,844
Receipts:																					
JV Partner Loans																					
25 Market Street																					
Flat 1 rent ██████████	-	375	375	375	375	375	375	375	375	375	375	375	375	375	375	375	375	375	375	375	375
Flat 2 rent ██████████	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400
██████████	1,342	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250
27 Market Street																					
Flat rent	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400
██████████	2,000	-	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
35 Market Street																					
Flat rent	600	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400
Rental Income	983	983	983	983	983	983	983	983	983	983	983	983	983	983	983	983	983	983	983	983	983
	5,725	3,808	4,808	4,808	4,808	4,808	4,808	4,808	4,808	4,808	4,808	4,808	4,808	4,808	4,808	4,808	4,808	4,808	4,808	4,808	4,808
VAT	865	447	647	647	647	647	647	647	647	647	647	647	647	647	647	647	647	647	647	647	647
	6,590	4,255	5,455	5,455	5,455	5,455	5,455	5,455	5,455	5,455	5,455	5,455	5,455	5,455	5,455	5,455	5,455	5,455	5,455	5,455	5,455
Other Income																					
Total	6,590	4,255	5,455	5,455	5,455	5,455	5,455	5,455	5,455	5,455	5,455	5,455	5,455	5,455	5,455	5,455	5,455	5,455	5,455	5,455	5,455
Payments:																					
Administrative Costs																					
DPL Recharges re Accountancy	511			1,000			1,000			1,000			1,000			1,000			1,000		
Audit Fees		1,620							1,500												1,500
General Costs	1	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50
Property Costs - Commercial		576																			
Property Costs - Residential	149	145																			
Insurances																					
VAT Payment			1,516			1,748			1,748			1,498		1,748			1,748				1,748
Catch Up Deferred VAT	134	134	134	134	134	134	134														
Corporation Tax												6,650									
Repaid to JV partners	8,000			8,000			8,000			8,000			8,000			8,000			8,000		
Interest Payable to JV Partners	3,716			3,680			3,638			3,596			3,554			3,512			3,470		
Total	12,512	2,525	1,701	12,865	184	1,933	12,823	50	3,298	12,646	50	8,198	12,604	50	1,798	12,562	50	1,798	12,520	50	3,298
Bank balance c/fwd	12,107	13,836	17,590	10,181	15,451	18,973	11,606	17,011	19,167	11,976	17,381	14,638	7,488	12,893	16,550	9,443	14,848	18,505	11,439	16,844	19,001
Original JV Loan Balances																					
DPL	350,500	350,500	350,500	346,500	346,500	346,500	342,500	342,500	342,500	338,500	338,500	338,500	334,500	334,500	334,500	330,500	330,500	330,500	326,500	326,500	326,500
WLDC	350,500	350,500	350,500	346,500	346,500	346,500	342,500	342,500	342,500	338,500	338,500	338,500	334,500	334,500	334,500	330,500	330,500	330,500	326,500	326,500	326,500

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Cash Flow Forecast

	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24
Bank balance b/fwd	19,001	11,978	17,383	14,639	7,658	13,063	16,720	9,781	15,186	18,842	11,945	17,350	19,507	12,651	18,056	15,313	8,500	13,905	17,561	10,790
Receipts:																				
JV Partner Loans																				
25 Market Street																				
Flat 1 rent ██████████	375	375	375	375	375	375	375	375	375	375	375	375	375	375	375	375	375	375	375	375
Flat 2 rent ██████████	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400
██████████	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250
27 Market Street																				
Flat rent	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400
██████████	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
35 Market Street																				
Flat rent	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400
Rental Income	983	983	983	983	983	983	983	983	983	983	983	983	983	983	983	983	983	983	983	983
	4,808	4,808	4,808	4,808	4,808	4,808	4,808	4,808	4,808	4,808	4,808	4,808	4,808	4,808	4,808	4,808	4,808	4,808	4,808	4,808
VAT	647	647	647	647	647	647	647	647	647	647	647	647	647	647	647	647	647	647	647	647
	5,455	5,455	5,455	5,455	5,455	5,455	5,455	5,455	5,455	5,455	5,455	5,455	5,455	5,455	5,455	5,455	5,455	5,455	5,455	5,455
Other Income																				
Total	5,455	5,455	5,455	5,455	5,455	5,455	5,455	5,455	5,455	5,455	5,455	5,455	5,455	5,455	5,455	5,455	5,455	5,455	5,455	5,455
Payments:																				
Administrative Costs																				
DPL Recharges re Accountancy	1,000			1,000			1,000			1,000			1,000			1,000			1,000	
Audit Fees												1,500								
General Costs	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50
Property Costs - Commercial																				
Property Costs - Residential																				
Insurances																				
VAT Payment			1,498			1,748			1,748			1,748			1,498			1,748		
Catch Up Deferred VAT																				
Corporation Tax			6,650												6,650					
Repaid to JV partners	8,000			8,000			8,000			8,000			8,000			8,000			8,000	
Interest Payable to JV Partners	3,428			3,386			3,344			3,302			3,260			3,218			3,176	
Total	12,478	50	8,198	12,436	50	1,798	12,394	50	1,798	12,352	50	3,298	12,310	50	8,198	12,268	50	1,798	12,226	50
Bank balance c/fwd	11,978	17,383	14,639	7,658	13,063	16,720	9,781	15,186	18,842	11,945	17,350	19,507	12,651	18,056	15,313	8,500	13,905	17,561	10,790	16,195
Original JV Loan Balances																				
DPL	322,500	322,500	322,500	318,500	318,500	318,500	314,500	314,500	314,500	310,500	310,500	310,500	306,500	306,500	306,500	302,500	302,500	302,500	298,500	298,500
WLDC	322,500	322,500	322,500	318,500	318,500	318,500	314,500	314,500	314,500	310,500	310,500	310,500	306,500	306,500	306,500	302,500	302,500	302,500	298,500	298,500

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Cash Flow Forecast

	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26
Bank balance b/fwd	16,195	19,852	13,123	18,528	20,684	13,997	19,402	16,659	10,013	15,418	19,075	12,472	17,877	21,534	14,972	20,377	22,534	16,015	21,420	18,676
Receipts:																				
JV Partner Loans																				
25 Market Street																				
Flat 1 rent ██████████	375	375	375	375	375	375	375	375	375	375	375	375	375	375	375	375	375	375	375	375
Flat 2 rent ██████████	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400
██████████	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250
27 Market Street																				
Flat rent	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400
██████████	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
35 Market Street																				
Flat rent	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400
Rental Income	983	983	983	983	983	983	983	983	983	983	983	983	983	983	983	983	983	983	983	983
	4,808	4,808	4,808	4,808	4,808	4,808	4,808	4,808	4,808	4,808	4,808	4,808	4,808	4,808	4,808	4,808	4,808	4,808	4,808	4,808
VAT	647	647	647	647	647	647	647	647	647	647	647	647	647	647	647	647	647	647	647	647
	5,455	5,455	5,455	5,455	5,455	5,455	5,455	5,455	5,455	5,455	5,455	5,455	5,455	5,455	5,455	5,455	5,455	5,455	5,455	5,455
Other Income																				
Total	5,455	5,455	5,455	5,455	5,455	5,455	5,455	5,455	5,455	5,455	5,455	5,455	5,455	5,455	5,455	5,455	5,455	5,455	5,455	5,455
Payments:																				
Administrative Costs																				
DPL Recharges re Accountancy		1,000			1,000			1,000			1,000			1,000			1,000			1,000
Audit Fees				1,500												1,500				
General Costs	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50
Property Costs - Commercial																				
Property Costs - Residential																				
Insurances																				
VAT Payment	1,748			1,748			1,498			1,748			1,748			1,748			1,498	
Catch Up Deferred VAT																				
Corporation Tax							6,650												6,650	
Repaid to JV partners		8,000			8,000			8,000			8,000			8,000			8,000			8,000
Interest Payable to JV Partners		3,134			3,092			3,050			3,008			2,966			2,924			2,882
Total	1,798	12,184	50	3,298	12,142	50	8,198	12,100	50	1,798	12,058	50	1,798	12,016	50	3,298	11,974	50	8,198	11,932
Bank balance c/fwd	19,852	13,123	18,528	20,684	13,997	19,402	16,659	10,013	15,418	19,075	12,472	17,877	21,534	14,972	20,377	22,534	16,015	21,420	18,676	12,199
Original JV Loan Balances																				
DPL	298,500	294,500	294,500	294,500	290,500	290,500	290,500	286,500	286,500	286,500	282,500	282,500	282,500	278,500	278,500	278,500	274,500	274,500	274,500	270,500
WLDC	298,500	294,500	294,500	294,500	290,500	290,500	290,500	286,500	286,500	286,500	282,500	282,500	282,500	278,500	278,500	278,500	274,500	274,500	274,500	270,500