

Melrose Centre Shotton - Financial Appraisal

Summary
Parameters
Rents (% of target rent)
Inflation
Rent Inflation
Maintenance
Cyclical Major Repairs
Management Costs
Completion Date
Development Cost
Number of Properties
Construction Costs
Abnormal Costs
Land Cost
Grant/\$106
Design Fees 0.9%
Contingency
Total Cost
Income Generated
Opening Gross Rental Income
Av. yrly Maintenance allowance
Av. yrly Management allowance
Av. yrly Voids and Bad Debts allowance
Av. Yrly Major Repair Allowance
% Of Gross Rent
Funded:
Term (years)
Interest Rate
Repayment Type
Total Financing Cost over Life

Social
50 year Scheme
105%
CPI @ 2%
2.00%
2.00%
2.00%
2.00%
Aug-18
9
£ 1,146,766
£ -
£ -
£ 6,597
£ 11,709
£ 26,020
£ 1,191,092
£ (44,688)
5,961
6,089
1,844
10,954
33.7%
50
4.30%
Pru Borrowing
£ 2,434,156

Allowances	Parameters		
	Yr 1	Yrs 2-5	Yrs 5+
Management	£ 400	£ 400	£ 400
Maintenance	£ 100	£ 200	£ 400
Void/Bad Debts	2.50%	2.50%	2.50%