Appendix III

Multi Storey Car Park - Predicted revenue income and expenditure - 220 spaces
(220 capacity multi storey)

Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25
Total income	253,604	258,676	263,850	269,127	274,509	274,509	274,509	274,509	274,509	274,509	288,235	288,235	288,235	288,235	288,235	302,646	302,646	302,646	302,646	302,646	317,779	317,779	317,779	317,779	317,779
Operating Costs	-81,550	-81,550	-81,550	-81,550	-81,550	-81,550	-81,550	-81,550	-81,550	-81,550	-85,628	-85,628	-85,628	-85,628	-85,628	-89,909	-89,909	-89,909	-89,909	-89,909	-94,404	-94,404	-94,404	-94,404	-94,404
Maintenance	-22,000	-22,000	-22,000	-22,000	-22,000	-22,000	-22,000	-22,000	-22,000	-22,000	-23,100	-23,100	-23,100	-23,100	-23,100	-24,255	-24,255	-24,255	-24,255	-24,255	-25,468	-25,468	-25,468	-25,468	-25,468
Sinking fund	-44,000	-44,000	-44,000	-44,000	-44,000	-44,000	-44,000	-44,000	-44,000	-44,000	-44,000	-44,000	-44,000	-44,000	-44,000	-44,000	-44,000	-44,000	-44,000	-44,000	-44,000	-44,000	-44,000	-44,000	-44,000
Total net Income	106,054	111,126	116,300	121,577	126,959	126,959	126,959	126,959	126,959	126,959	135,507	135,507	135,507	135,507	135,507	144,482	144,482	144,482	144,482	144,482	153,906	153,906	153,906	153,906	153,906

Year	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50
Total Income	333,668	333,668	333,668	333,668	333,668	350,351	350,351	350,351	350,351	350,351	367,868	367,868	367,868	367,868	367,868	386,262	386,262	386,262	386,262	386,262	405,575	405,575	405,575	405,575	405,575
Operating costs	-99,125	-99,125	-99,125	-99,125	-99,125	-104,081	-104,081	-104,081	-104,081	-104,081	-109,285	-109,285	-109,285	-109,285	-109,285	-114,749	-114,749	-114,749	-114,749	-114,749	-120,486	-120,486	-120,486	-120,486	-120,486
Maintenance	-26,741	-26,741	-26,741	-26,741	-26,741	-28,078	-28,078	-28,078	-28,078	-28,078	-29,482	-29,482	-29,482	-29,482	-29,482	-30,956	-30,956	-30,956	-30,956	-30,956	-32,504	-32,504	-32,504	-32,504	-32,504
Sinking fund	-44,000	-44,000	-44,000	-44,000	-44,000	-44,000	-44,000	-44,000	-44,000	-44,000	-44,000	-44,000	-44,000	-44,000	-44,000	-44,000	-44,000	-44,000	-44,000	-44,000	-44,000	-44,000	-44,000	-44,000	-44,000
Total net income	163,802	163,802	163,802	163,802	163,802	174,192	174,192	174,192	174,192	174,192	185,102	185,102	185,102	185,102	185,102	196,557	196,557	196,557	196,557	196,557	208,585	208,585	208,585	208,585	208,585

Assumptions

All income figures are net of vat
Year 1 income as existing
Years 2 to 5 assume 2% pa increase use from regeneration
Years 5 to 10 assume stable use
At 10 years assume a 5% price increase every 5 years
Operating costs at £350 per space assumed stable for 10 years and then 5% increase every 5 years
Maintenance cost of £100 per space assumed stable for 10 years and then 5% increase every 5 years