

APPENDIX 1 CASH FLOW

Cash Flow																
			2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Expenditure																
Site preparation	1,698,619		302,992	56,129			514,143			476,632			119,982		228,741	
Transport - off site	493,539		15,000	0			281,123			197,416						
Transport - on site	2,075,118			0			1,037,559			400,609			400,609		236,341	
Services off site	4,583,436			1,000,000			1,791,718			1,791,718			0			
Services on site	3,868,986		215,341	357,133			1,475,555			715,555			631,003		474,399	
Landscaping	263,439		78,695	25,969			40,540			28,809			40,482		48,944	
contingency	1,298,314	10.00%	61,203	143,923	0	0	514,064	0	0	361,074	0	0	119,208	0	98,843	0
Professional fees	1,285,331	9.00%	60,591	142,484	0	0	508,923	0	0	357,463	0	0	118,016	0	97,854	0
cost of sales	399,000	1.75%	0	52,500	105,000	0	0	52,500	0	0	52,500	0	0	52,500	0	84,000
Marketing	170,003		25,000	25,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,001	10,002
Total	16,135,784		758,822	1,803,138	115,000	10,000	6,173,625	62,500	10,000	4,339,276	62,500	10,000	1,439,299	62,500	1,195,123	94,002
Income	assumed land value		741,300	per hectare developable												
Sales	30.76	hectares														
Assume sales of	30.76			4.05	8.09	0.00	0.00	4.05	0.00		4.05	0.00		4.05	0.00	6.48
sales receipts		22,800,000		3,000,000	6,000,000	0	0	3,000,000	0	0	3,000,000	0	0	3,000,000	0	4,800,000
Annual Total			0	3,000,000	6,000,000	0	0	3,000,000	0	0	3,000,000	0	0	3,000,000	0	4,800,000
Surplus/Deficit			758,822	1,196,862	5,885,000	-10,000	6,173,625	2,937,500	-10,000	4,339,276	2,937,500	-10,000	1,439,299	2,937,500	1,195,123	4,705,998
Cumulative			758,822	388,717	6,273,717	6,263,717	90,092	3,027,592	3,017,592	1,321,684	1,529,907	1,519,907	80,607	3,018,107	1,822,985	6,528,983
Interest	6.5%	-135,233	-49,323	0	0	0	0	0	0	-85,909	0	0	0	0	0	0
Annual Inc/Exp			808,145	1,196,862	5,885,000	-10,000	6,173,625	2,937,500	-10,000	4,425,186	2,937,500	-10,000	1,439,299	2,937,500	1,195,123	4,705,998
Project IRR		243.49%														
NPV	7%	£3,602,679														

Table Appendix 1-1 Cash Flow