

The Ley Hill Community Pub Limited  
Financial Projections - Tenant Only

The Ley Hill Community Pub Limited  
Financial Projections  
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The Ley Hill Community Pub Limited  
Financial Projections  
Assumptions

The financial projections contained herein represent the initial expectations of the running of The Swan Pub, Ley Hill and are subject to change.

The assumptions used in creating these projections are as follows:

Rental Income

The rental will increase year on year as follows:

Year 1	22,500
Year 2	30,000
Year 3	35,000
Year 4	35,000
Year 5	35,000

Other costs - one off

Letting Agent fees	3,000
Website	2,500

<u>Other costs - ongoing</u>	<u>Inflationary increase</u>	<u>Cost</u>
Buildings Insurance	3%	850
Tenant Insurance	3%	200
Liability Insurances	3%	750
Building Maintenance		5000
Legal Costs		500
Accountancy	3%	600
General Admin		1000
Computer costs		500
Other repairs		2500
Contingency		1000

Balance Sheet

The purchase price for the property is 475,000 (Net of VAT)

Total Share Capital (Investment Private) + Grants 470000

Dividends  
Preference Shares Fixed Return 3%

Stamp Duty 15,000.00

Bank Loan 50000  
Interest 3%  
Term 5

The Ley Hill Community Pub Limited  
 Financial Projections - Profit and Loss

	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>	<u>Year 5</u>
<u>Revenue</u>					
Rental Income	22,500	30,000	35,000	35,000	35,000
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
<u>Overheads</u>					
Letting Agent fees	3,000	-	-	-	-
Website	2,500	-	-	-	-
Buildings Insurance	850	876	902	929	957
Tenant Insurance	200	206	212	219	225
Liability Insurances	750	773	796	820	844
Building Maintenance	5,000	5,000	5,000	5,000	5,000
Legal Costs	500	500	500	500	500
Accountancy	600	618	637	656	675
General Admin	1,000	1,000	1,000	1,000	1,000
Computer costs	500	500	500	500	500
Other repairs	2,500	2,500	2,500	2,500	2,500
Contingency	1,000	1,000	1,000	1,000	1,000
Bank loan interest	1,500	1,500	1,500	1,500	1,500
	<hr/> 19,900	<hr/> 14,472	<hr/> 14,546	<hr/> 14,623	<hr/> 14,701
Net Profit before tax	2,600	15,528	20,454	20,377	20,299
Corporation Tax	494	2,950	3,886	3,872	3,857
Net Profit after tax	<hr/> <hr/> 2,106	<hr/> <hr/> 12,578	<hr/> <hr/> 16,568	<hr/> <hr/> 16,506	<hr/> <hr/> 16,442

The Ley Hill Community Pub Limited  
 Financial Projections - Balance Sheet

	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>	<u>Year 5</u>
Tangible Fixed Assets	490,000	490,000	490,000	490,000	490,000
<u>Current Assets</u>					
Cash at Bank	23,005	28,410	36,160	42,648	49,071
<u>Current Liabilities</u>					
VAT (Asset)/Liability	405	776	1,023	1,019	1,015
Bank Loan	40,000	30,000	20,000	10,000 -	0
Corporation Tax	494	2,950	3,886	3,872	3,857
	<u>40,899</u>	<u>33,727</u>	<u>24,909</u>	<u>14,891</u>	<u>4,872</u>
Net Current (Liabilities)/Assets	- 17,894	- 5,316	11,251	27,757	44,199
Total Assets Less Current Liabilities	472,106	484,684	501,251	517,757	534,199
Net Assets	<u>472,106</u>	<u>484,684</u>	<u>501,251</u>	<u>517,757</u>	<u>534,199</u>
<u>Equity</u>					
Retained Earnings	2,106	14,684	31,251	47,757	64,199
Share Capital	470,000	470,000	470,000	470,000	470,000
	<u>472,106</u>	<u>484,684</u>	<u>501,251</u>	<u>517,757</u>	<u>534,199</u>

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The Ley Hill Community Pub Limited  
Financial Projections -Cash Flow

	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>	<u>Year 5</u>
<i>Cash Inflows</i>					
Investment in Share Capital + Grants	470,000	-	-	-	-
Bank Loan	50,000				
Rental Income	27,000	36,000	42,000	42,000	42,000
	<u>547,000</u>	<u>36,000</u>	<u>42,000</u>	<u>42,000</u>	<u>42,000</u>
<i>Cash Outflows</i>					
Overheads and Direct Costs	23,880	17,366	17,455	17,547	17,641
VAT	- 94,885	2,734	3,844	4,079	4,064
Corporation Tax	-	494	2,950	3,886	3,872
Bank Loan Repayments	10,000	10,000	10,000	10,000	10,000
Property Purchase	585,000	-	-	-	-
	<u>523,995</u>	<u>30,595</u>	<u>34,250</u>	<u>35,513</u>	<u>35,577</u>
Net Cash Movement	<u>23,005</u>	<u>5,405</u>	<u>7,750</u>	<u>6,487</u>	<u>6,423</u>
Cash Brought Forward	-	23,005	28,410	36,160	42,648
Cash Carried Forward	<u>23,005</u>	<u>28,410</u>	<u>36,160</u>	<u>42,648</u>	<u>49,071</u>