

## FIVE YEAR CASH ASSESSMENT OF OPTIONS

### Re-develop Buttermarket

	Refurbishment		
	Net Income	Net Costs	Net operating profit
Year 1	£398,502	£366,805	£31,697
Year 2	£444,579	£421,746	£22,833
Year 3	£494,267	£412,583	£81,684
Year 4	£530,513	£423,961	£106,553
Year 5	£557,039	£435,907	£121,132

*Net costs includes service charge and repayments of Prudential borrowing*

### Market Closure

	Close		
	Net Income	Net Costs	Net operating profit
Year 1	£0	£253,900	-£253,900
Year 2	£0	£32,800	-£32,800
Year 3	£0	£33,600	-£33,600
Year 4	£0	£34,400	-£34,400
Year 5	£0	£35,300	-£35,300

*Net costs include building rates with an annual inflation increase*

### Do-Nothing Scenario

	Do-nothing		
	Net Income	Net Costs	Net operating profit
Year 1	£235,000	£251,377	-£16,377
Year 2	£235,000	£255,036	-£20,036
Year 3	£235,000	£258,787	-£23,787
Year 4	£235,000	£262,632	-£27,632
Year 5	£235,000	£266,573	-£31,573

*Net income is best case and could be significantly lower*

*Net costs assume an annual inflation increase and include:*

*Loan repayment on Prudential borrowing (dilapidation) and annual general maintenance*

## Market Relocation

	Re-site		
	Net Income	Net Costs	Net operating profit
Year 1	£390,000	£446,975	-£56,975
Year 2	£427,061	£465,790	-£38,729
Year 3	£474,791	£485,279	-£10,488
Year 4	£509,609	£505,817	£3,792
Year 5	£535,089	£527,457	£7,632

*Based on theoretical 15,000 sq. ft. building*

*Net costs includes service charge, occupational rent and re-payment of Prudential borrowing*