

Grahame Park Plots 10-12

Development Appraisal
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25 November 2019

Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

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	001:Jun 2018	002:Jul 2018	003:Aug 2018	004:Sep 2018	005:Oct 2018	006:Nov 2018	007:Dec 2018	008:Jan 2019	009:Feb 2019
Monthly B/F	0	(19,383,510)	(19,675,081)	(20,116,326)	(20,503,625)	(20,804,265)	(21,337,907)	(21,733,187)	(22,041,264)
Phase 1 - Revenue									
Sale - LAR 1B2P	0	0	0	0	0	0	0	0	0
Sale - LAR 2B3P	0	0	0	0	0	0	0	0	0
Sale - LAR 2B4P	0	0	0	0	0	0	0	0	0
Sale - LAR 3B6P	0	0	0	0	0	0	0	0	0
Sale - LAR 4B6P	0	0	0	0	0	0	0	0	0
Sale - Parking Podium	0	0	0	0	0	0	0	0	0
Sale - SO 1B2P	0	0	0	0	0	0	0	0	0
Sale - SO 2B3P	0	0	0	0	0	0	0	0	0
Sale - SO 2B4P	0	0	0	0	0	0	0	0	0
Sale - SR 1B2P	0	0	0	0	0	0	0	0	0
Sale - SR 2B4P	0	0	0	0	0	0	0	0	0
Sale - SR 3B5P	0	0	0	0	0	0	0	0	0
Sale - SR 3B6P	0	0	0	0	0	0	0	0	0
Sale - SR 4B6P	0	0	0	0	0	0	0	0	0
Sale - SR 5B6P	0	0	0	0	0	0	0	0	0
Sale - Commercial	0	0	0	0	0	0	0	0	0
Sale - SR 4B5PW	0	0	0	0	0	0	0	0	0
Phase 2 - Revenue									
Sale - Parking Surface	0	0	0	0	0	0	0	0	0
Sale - PS 1B2P	0	0	0	0	0	0	0	0	0
Sale - PS 2B4P	0	0	0	0	0	0	0	0	0
Sale - PS 3B5P	0	0	0	0	0	0	0	0	0
Phase 3 - Revenue									
Sale - Parking Podium	0	0	0	0	0	0	0	0	0
Sale - PS 1B2P	0	0	0	0	0	0	0	0	0
Sale - PS 2B4P	0	0	0	0	0	0	0	0	0
Sale - PS 3B6P	0	0	0	0	0	0	0	0	0
Sale - PS Studio	0	0	0	0	0	0	0	0	0
Sale - Commercial	0	0	0	0	0	0	0	0	0
Phase 4 - Revenue									
Sale - LAR 3B6P	0	0	0	0	0	0	0	0	0
Sale - LAR 4B6P	0	0	0	0	0	0	0	0	0
Sale - Parking Podium	0	0	0	0	0	0	0	0	0
Sale - PS 2B4P	0	0	0	0	0	0	0	0	0

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Detailed Cash flow (Merged Phases)

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	001:Jun 2018	002:Jul 2018	003:Aug 2018	004:Sep 2018	005:Oct 2018	006:Nov 2018	007:Dec 2018	008:Jan 2019	009:Feb 2019
Monthly B/F	0	(19,383,510)	(19,675,081)	(20,116,326)	(20,503,625)	(20,804,265)	(21,337,907)	(21,733,187)	(22,041,264)
Sale - PS 3B6P House	0	0	0	0	0	0	0	0	0
Sale - SO 1B2P	0	0	0	0	0	0	0	0	0
Sale - SO 2B3P	0	0	0	0	0	0	0	0	0
Sale - SO 2B4P	0	0	0	0	0	0	0	0	0
Sale - Commercial	0	0	0	0	0	0	0	0	0
Sale - Parking Surface	0	0	0	0	0	0	0	0	0
Phase 5 - Revenue									
Sale - LAR 3B6P Flat	0	0	0	0	0	0	0	0	0
Sale - Parking Podium	0	0	0	0	0	0	0	0	0
Sale - PS 1B2P	0	0	0	0	0	0	0	0	0
Sale - PS 2B3P	0	0	0	0	0	0	0	0	0
Sale - PS 2B4P	0	0	0	0	0	0	0	0	0
Sale - PS 3B6P House	0	0	0	0	0	0	0	0	0
Sale - PS Studio	0	0	0	0	0	0	0	0	0
Sale - SO 1B2P	0	0	0	0	0	0	0	0	0
Sale - SO 2B3P	0	0	0	0	0	0	0	0	0
Sale - SO 2B4P	0	0	0	0	0	0	0	0	0
Sale - Parking Surface	0	0	0	0	0	0	0	0	0
Sale - LAR 3B6P House	0	0	0	0	0	0	0	0	0
Phase 6 - Revenue									
Sale - LAR 1B2P	0	0	0	0	0	0	0	0	0
Sale - LAR 2B3P	0	0	0	0	0	0	0	0	0
Sale - LAR 2B4P	0	0	0	0	0	0	0	0	0
Sale - LAR 3B5P	0	0	0	0	0	0	0	0	0
Phase 7 - Revenue									
Sale - PS 1B2P	0	0	0	0	0	0	0	0	0
Sale - PS 2B4P	0	0	0	0	0	0	0	0	0
Sale - PS 3B5P	0	0	0	0	0	0	0	0	0
Sale - PS Studio	0	0	0	0	0	0	0	0	0
Sale - Commercial	0	0	0	0	0	0	0	0	0
Sale - Parking Surface	0	0	0	0	0	0	0	0	0
Phase 8 - Revenue									
Sale - PS 1B2P	0	0	0	0	0	0	0	0	0
Sale - PS 2B4P	0	0	0	0	0	0	0	0	0
Sale - PS 3B5P	0	0	0	0	0	0	0	0	0

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Detailed Cash flow (Merged Phases)

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	001:Jun 2018	002:Jul 2018	003:Aug 2018	004:Sep 2018	005:Oct 2018	006:Nov 2018	007:Dec 2018	008:Jan 2019	009:Feb 2019
Monthly B/F	0	(19,383,510)	(19,675,081)	(20,116,326)	(20,503,625)	(20,804,265)	(21,337,907)	(21,733,187)	(22,041,264)
Sale - PS Studio	0	0	0	0	0	0	0	0	0
Sale - Parking Surface	0	0	0	0	0	0	0	0	0
Phase 9 - Revenue									
Sale - LAR 1B2P	0	0	0	0	0	0	0	0	0
Sale - LAR 2B3P	0	0	0	0	0	0	0	0	0
Sale - LAR 2B4P	0	0	0	0	0	0	0	0	0
Sale - LAR 3B6P Flat	0	0	0	0	0	0	0	0	0
Sale - LAR 4B6P House	0	0	0	0	0	0	0	0	0
Sale - Parking Podium	0	0	0	0	0	0	0	0	0
Sale - SO 1B2P	0	0	0	0	0	0	0	0	0
Sale - SO 2B3P	0	0	0	0	0	0	0	0	0
Sale - SO 2B4P	0	0	0	0	0	0	0	0	0
Sale - Parking surface	0	0	0	0	0	0	0	0	0
Sale - Commercial	0	0	0	0	0	0	0	0	0
Phase 10 - Revenue									
Sale - LAR 1B2P	0	0	0	0	0	0	0	0	0
Sale - LAR 2B3P	0	0	0	0	0	0	0	0	0
Sale - LAR 2B4P	0	0	0	0	0	0	0	0	0
Sale - LAR 3B6P	0	0	0	0	0	0	0	0	0
Sale - LAR 4B6P	0	0	0	0	0	0	0	0	0
Sale - Parking Podium	0	0	0	0	0	0	0	0	0
Sale - SO 1B2P	0	0	0	0	0	0	0	0	0
Sale - SO 2B3P	0	0	0	0	0	0	0	0	0
Sale - SO 2B4P	0	0	0	0	0	0	0	0	0
Sale - Parking Surface	0	0	0	0	0	0	0	0	0
Sale - Commercial	0	0	0	0	0	0	0	0	0
Phase 11 - Revenue									
Sale - LAR 3B6P	0	0	0	0	0	0	0	0	0
Sale - LAR 4B6P	0	0	0	0	0	0	0	0	0
Sale - Parking Podium	0	0	0	0	0	0	0	0	0
Sale - SO 1B2P	0	0	0	0	0	0	0	0	0
Sale - SO 2B3P	0	0	0	0	0	0	0	0	0
Sale - SO 2B4P	0	0	0	0	0	0	0	0	0
Sale - Parking Surface	0	0	0	0	0	0	0	0	0
Sale - Commercial	0	0	0	0	0	0	0	0	0

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Monthly B/F	0	(19,383,510)	(19,675,081)	(20,116,326)	(20,503,625)	(20,804,265)	(21,337,907)	(21,733,187)	(22,041,264)
Phase 12 - Revenue									
Sale - PS 1B2P	0	0	0	0	0	0	0	0	0
Sale - PS 2B3P	0	0	0	0	0	0	0	0	0
Sale - PS 2B4P	0	0	0	0	0	0	0	0	0
Sale - PS 3B5P	0	0	0	0	0	0	0	0	0
Sale - Parking Surface	0	0	0	0	0	0	0	0	0
Sale - Commercial	0	0	0	0	0	0	0	0	0
Phase 13 - Revenue									
Sale - PS 1B2P	0	0	0	0	0	0	0	0	0
Sale - PS 2B4P	0	0	0	0	0	0	0	0	0
Sale - PS 3B5P	0	0	0	0	0	0	0	0	0
Sale - Parking Surface	0	0	0	0	0	0	0	0	0
Phase 2 - Disposal Costs									
Sales Agent Fee	0	0	0	0	0	0	0	0	0
Sales Agent Fee	0	0	0	0	0	0	0	0	0
Phase 3 - Disposal Costs									
Sales Agent Fee	0	0	0	0	0	0	0	0	0
Phase 4 - Disposal Costs									
Sales Agent Fee	0	0	0	0	0	0	0	0	0
Phase 5 - Disposal Costs									
Sales Agent Fee	0	0	0	0	0	0	0	0	0
Phase 7 - Disposal Costs									
Sales Agent Fee	0	0	0	0	0	0	0	0	0
Phase 8 - Disposal Costs									
Sales Agent Fee	0	0	0	0	0	0	0	0	0
Phase 12 - Disposal Costs									
Sales Agent Fee	0	0	0	0	0	0	0	0	0
Phase 13 - Disposal Costs									
Sales Agent Fee	0	0	0	0	0	0	0	0	0
Phase 1 - Unit Information									
Construction									
LAR 1B2P									
LAR 2B3P									
LAR 2B4P									
LAR 3B6P									

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Monthly B/F	0	(19,383,510)	(19,675,081)	(20,116,326)	(20,503,625)	(20,804,265)	(21,337,907)	(21,733,187)	(22,041,264)

LAR 4B6P

Parking Podium

SO 1B2P

SO 2B3P

SO 2B4P

SR 1B2P

SR 2B4P

SR 3B5P

SR 3B6P

SR 4B6P

SR 5B6P

Commercial

SR 4B5PW

Phase 2 - Unit Information

Construction

Parking Surface

PS 1B2P

PS 2B4P

PS 3B5P

Phase 3 - Unit Information

Construction

Parking Podium

PS 1B2P

PS 2B4P

PS 3B6P

PS Studio

Commercial

Phase 4 - Unit Information

Construction

LAR 3B6P

LAR 4B6P

Parking Podium

PS 2B4P

PS 3B6P House

SO 1B2P

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Monthly B/F	0	(19,383,510)	(19,675,081)	(20,116,326)	(20,503,625)	(20,804,265)	(21,337,907)	(21,733,187)	(22,041,264)

SO 2B3P

SO 2B4P

Commercial

Parking Surface

Phase 5 - Unit Information

Construction

LAR 3B6P Flat

Parking Podium

PS 1B2P

PS 2B3P

PS 2B4P

PS 3B6P House

PS Studio

SO 1B2P

SO 2B3P

SO 2B4P

Parking Surface

LAR 3B6P House

Phase 6 - Unit Information

Construction

LAR 1B2P

LAR 2B3P

LAR 2B4P

LAR 3B5P

Phase 7 - Unit Information

Construction

PS 1B2P

PS 2B4P

PS 3B5P

PS Studio

Commercial

Parking Surface

Phase 8 - Unit Information

Construction

PS 1B2P

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	001:Jun 2018	002:Jul 2018	003:Aug 2018	004:Sep 2018	005:Oct 2018	006:Nov 2018	007:Dec 2018	008:Jan 2019	009:Feb 2019
Monthly B/F	0	(19,383,510)	(19,675,081)	(20,116,326)	(20,503,625)	(20,804,265)	(21,337,907)	(21,733,187)	(22,041,264)
PS 2B4P									
PS 3B5P									
PS Studio									
Parking Surface									
Phase 9 - Unit Information									
Construction									
LAR 1B2P									
LAR 2B3P									
LAR 2B4P									
LAR 3B6P Flat									
LAR 4B6P House									
Parking Podium									
SO 1B2P									
SO 2B3P									
SO 2B4P									
Parking surface									
Commercial									
Phase 10 - Unit Information									
Construction									
LAR 1B2P									
LAR 2B3P									
LAR 2B4P									
LAR 3B6P									
LAR 4B6P									
Parking Podium									
SO 1B2P									
SO 2B3P									
SO 2B4P									
Parking Surface									
Commercial									
Phase 11 - Unit Information									
Construction									
LAR 3B6P									
LAR 4B6P									
Parking Podium									

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Detailed Cash flow (Merged Phases)

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	001:Jun 2018	002:Jul 2018	003:Aug 2018	004:Sep 2018	005:Oct 2018	006:Nov 2018	007:Dec 2018	008:Jan 2019	009:Feb 2019
Monthly B/F	0	(19,383,510)	(19,675,081)	(20,116,326)	(20,503,625)	(20,804,265)	(21,337,907)	(21,733,187)	(22,041,264)
SO 1B2P									
SO 2B3P									
SO 2B4P									
Parking Surface									
Commercial									
Phase 12 - Unit Information									
Construction									
PS 1B2P									
PS 2B3P									
PS 2B4P									
PS 3B5P									
Parking Surface									
Commercial									
Phase 13 - Unit Information									
Construction									
PS 1B2P									
PS 2B4P									
PS 3B5P									
Commercial									
Parking Surface									
Phase 1 - Acquisition Costs									
LBB Fees including CPO	(89,500)	0	0	(89,500)	0	0	(89,500)	0	0
Leaseholder buy backs	(1,222,200)	(45,267)	(45,267)	(45,267)	(45,267)	(45,267)	(45,267)	(45,267)	(45,267)
CIL & S106	0	0	0	0	0	0	0	0	0
Phase 2 - Acquisition Costs									
LBB Fees including CPO	0	0	0	0	0	0	0	0	0
Leaseholder buy backs	(1,280,400)	(47,422)	(47,422)	(47,422)	(47,422)	(47,422)	(47,422)	(47,422)	(47,422)
CIL & S106	0	0	0	0	0	0	0	0	0
CIL & S106	0	0	0	0	0	0	0	0	0
Phase 3 - Acquisition Costs									
LBB Fees including CPO	0	0	0	0	0	0	0	0	0
Leaseholder buy backs	(660,600)	(8,635)	(8,635)	(8,635)	(8,635)	(8,635)	(8,635)	(8,635)	(8,635)
CIL & S106	0	0	0	0	0	0	0	0	0
CIL & S106	0	0	0	0	0	0	0	0	0
Phase 4 - Acquisition Costs									

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	001:Jun 2018	002:Jul 2018	003:Aug 2018	004:Sep 2018	005:Oct 2018	006:Nov 2018	007:Dec 2018	008:Jan 2019	009:Feb 2019
Monthly B/F	0	(19,383,510)	(19,675,081)	(20,116,326)	(20,503,625)	(20,804,265)	(21,337,907)	(21,733,187)	(22,041,264)
LBB Fees including CPO	0	0	0	0	0	0	0	0	0
Leaseholder buy backs	(1,146,000)	(14,980)	(14,980)	(14,980)	(14,980)	(14,980)	(14,980)	(14,980)	(14,980)
CIL & S106	0	0	0	0	0	0	0	0	0
CIL & S106	0	0	0	0	0	0	0	0	0
Phase 5 - Acquisition Costs									
LBB Fees including CPO	0	0	0	0	0	0	0	0	0
Leaseholder buy backs	(888,600)	(11,616)	(11,616)	(11,616)	(11,616)	(11,616)	(11,616)	(11,616)	(11,616)
CIL & S106	0	0	0	0	0	0	0	0	0
CIL & S106	0	0	0	0	0	0	0	0	0
Phase 6 - Acquisition Costs									
LBB Fees including CPO	0	0	0	0	0	0	0	0	0
Leaseholder buy backs	(421,200)	(5,506)	(5,506)	(5,506)	(5,506)	(5,506)	(5,506)	(5,506)	(5,506)
CIL & S106	0	0	0	0	0	0	0	0	0
Phase 7 - Acquisition Costs									
LBB Fees including CPO	0	0	0	0	0	0	0	0	0
Leaseholder buy backs	(1,286,400)	(16,816)	(16,816)	(16,816)	(16,816)	(16,816)	(16,816)	(16,816)	(16,816)
CIL & S106	0	0	0	0	0	0	0	0	0
CIL & S106	0	0	0	0	0	0	0	0	0
Phase 8 - Acquisition Costs									
LBB Fees including CPO	0	0	0	0	0	0	0	0	0
Leaseholder buy backs	(619,800)	(8,102)	(8,102)	(8,102)	(8,102)	(8,102)	(8,102)	(8,102)	(8,102)
CIL & S106	0	0	0	0	0	0	0	0	0
CIL & S106	0	0	0	0	0	0	0	0	0
Phase 9 - Acquisition Costs									
LBB Fees including CPO	0	0	0	0	0	0	0	0	0
Leaseholder buy backs	(970,800)	(12,690)	(12,690)	(12,690)	(12,690)	(12,690)	(12,690)	(12,690)	(12,690)
CIL & S106	0	0	0	0	0	0	0	0	0
Phase 10 - Acquisition Costs									
LBB Fees including CPO	0	0	0	0	0	0	0	0	0
Leaseholder buy backs	(1,204,800)	(15,749)	(15,749)	(15,749)	(15,749)	(15,749)	(15,749)	(15,749)	(15,749)
CIL & S106	0	0	0	0	0	0	0	0	0
Phase 11 - Acquisition Costs									
LBB Fees including CPO	0	0	0	0	0	0	0	0	0
Leaseholder buy backs	(795,000)	(10,392)	(10,392)	(10,392)	(10,392)	(10,392)	(10,392)	(10,392)	(10,392)
CIL & S106	0	0	0	0	0	0	0	0	0

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	001:Jun 2018	002:Jul 2018	003:Aug 2018	004:Sep 2018	005:Oct 2018	006:Nov 2018	007:Dec 2018	008:Jan 2019	009:Feb 2019
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Phase 12 - Acquisition Costs									
LBB Fees including CPO	0	0	0	0	0	0	0	0	0
Leaseholder buy backs	(988,200)	(12,918)	(12,918)	(12,918)	(12,918)	(12,918)	(12,918)	(12,918)	(12,918)
CIL & S106	0	0	0	0	0	0	0	0	0
CIL & S106	0	0	0	0	0	0	0	0	0
Phase 13 - Acquisition Costs									
LBB Fees including CPO	0	0	0	0	0	0	0	0	0
Leaseholder buy backs	(725,400)	(9,482)	(9,482)	(9,482)	(9,482)	(9,482)	(9,482)	(9,482)	(9,482)
CIL & S106	0	0	0	0	0	0	0	0	0
CIL & S106	0	0	0	0	0	0	0	0	0
Phase 1 - Construction Costs									
Con. - Construction	0	0	0	0	0	0	0	0	0
Phase 2 - Construction Costs									
Con. - Construction	0	0	0	0	0	0	0	0	0
Phase 3 - Construction Costs									
Con. - Construction	0	0	0	0	0	0	0	0	0
Phase 4 - Construction Costs									
Con. - Construction	0	0	0	0	0	0	0	0	0
Phase 5 - Construction Costs									
Con. - Construction	0	0	0	0	0	0	0	0	0
Phase 6 - Construction Costs									
Con. - Construction	0	0	0	0	0	0	0	0	0
Phase 7 - Construction Costs									
Con. - Construction	0	0	0	0	0	0	0	0	0
Phase 8 - Construction Costs									
Con. - Construction	0	0	0	0	0	0	0	0	0
Phase 9 - Construction Costs									
Con. - Construction	0	0	0	0	0	0	0	0	0
Phase 10 - Construction Costs									
Con. - Construction	0	0	0	0	0	0	0	0	0
Phase 11 - Construction Costs									
Con. - Construction	0	0	0	0	0	0	0	0	0
Phase 12 - Construction Costs									
Con. - Construction	0	0	0	0	0	0	0	0	0
Phase 13 - Construction Costs									

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Monthly B/F	0	(19,383,510)	(19,675,081)	(20,116,326)	(20,503,625)	(20,804,265)	(21,337,907)	(21,733,187)	(22,041,264)
Con. - Construction	0	0	0	0	0	0	0	0	0
Phase 1 - Professional Fees									
Pre-contract fees	(65,258)	(65,258)	(65,258)	(65,258)	(65,258)	(65,258)	(65,258)	(65,258)	(65,258)
Fees to date	(702,000)	0	0	0	0	0	0	0	0
Post-contract fees	0	0	0	0	0	0	0	0	0
Phase 2 - Professional Fees									
Pre-contract fees	0	0	0	0	0	0	0	0	0
Fees to date	(736,000)	0	0	0	0	0	0	0	0
Post-contract fees	0	0	0	0	0	0	0	0	0
Phase 3 - Professional Fees									
Pre-contract fees	0	0	0	0	0	0	0	0	0
Fees to date	(380,000)	0	0	0	0	0	0	0	0
Post-contract fees	0	0	0	0	0	0	0	0	0
Phase 4 - Professional Fees									
Pre-contract fees	0	0	0	0	0	0	0	0	0
Fees to date	(658,000)	0	0	0	0	0	0	0	0
Post-contract fees	0	0	0	0	0	0	0	0	0
Phase 5 - Professional Fees									
Pre-contract fees	0	0	0	0	0	0	0	0	0
Fees to date	(511,000)	0	0	0	0	0	0	0	0
Post-contract fees	0	0	0	0	0	0	0	0	0
Phase 6 - Professional Fees									
Pre-contract fees	0	0	0	0	0	0	0	0	0
Fees to date	(242,000)	0	0	0	0	0	0	0	0
Post-contract fees	0	0	0	0	0	0	0	0	0
Phase 7 - Professional Fees									
Pre-contract fees	0	0	0	0	0	0	0	0	0
Fees to date	(739,000)	0	0	0	0	0	0	0	0
Post-contract fees	0	0	0	0	0	0	0	0	0
Phase 8 - Professional Fees									
Pre-contract fees	0	0	0	0	0	0	0	0	0
Fees to date	(356,000)	0	0	0	0	0	0	0	0
Post-contract fees	0	0	0	0	0	0	0	0	0
Phase 9 - Professional Fees									
Pre-contract fees	0	0	0	0	0	0	0	0	0

Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page L 1

	001:Jun 2018	002:Jul 2018	003:Aug 2018	004:Sep 2018	005:Oct 2018	006:Nov 2018	007:Dec 2018	008:Jan 2019	009:Feb 2019
Monthly B/F	0	(19,383,510)	(19,675,081)	(20,116,326)	(20,503,625)	(20,804,265)	(21,337,907)	(21,733,187)	(22,041,264)
Fees to date	(558,000)	0	0	0	0	0	0	0	0
Post-contract fees	0	0	0	0	0	0	0	0	0
Phase 10 - Professional Fees									
Pre-contract fees	0	0	0	0	0	0	0	0	0
Fees to date	(692,000)	0	0	0	0	0	0	0	0
Post-contract fees	0	0	0	0	0	0	0	0	0
Phase 11 - Professional Fees									
Pre-contract fees	0	0	0	0	0	0	0	0	0
Fees to date	(457,000)	0	0	0	0	0	0	0	0
Post-contract fees	0	0	0	0	0	0	0	0	0
Phase 12 - Professional Fees									
Pre-contract fees	0	0	0	0	0	0	0	0	0
Fees to date	(568,000)	0	0	0	0	0	0	0	0
Post-contract fees	0	0	0	0	0	0	0	0	0
Phase 13 - Professional Fees									
Pre-contract fees	0	0	0	0	0	0	0	0	0
Fees to date	(417,000)	0	0	0	0	0	0	0	0
Post-contract fees	0	0	0	0	0	0	0	0	0
Phase 1 - Miscellaneous Costs									
Developers Contingency	0	0	0	0	0	0	0	0	0
Phase 2 - Miscellaneous Costs									
Developers Contingency	0	0	0	0	0	0	0	0	0
Phase 3 - Miscellaneous Costs									
Developers Contingency	0	0	0	0	0	0	0	0	0
Phase 4 - Miscellaneous Costs									
Developers Contingency	0	0	0	0	0	0	0	0	0
Phase 5 - Miscellaneous Costs									
Developers Contingency	0	0	0	0	0	0	0	0	0
Phase 6 - Miscellaneous Costs									
Developers Contingency	0	0	0	0	0	0	0	0	0
Phase 7 - Miscellaneous Costs									
Developers Contingency	0	0	0	0	0	0	0	0	0
Phase 8 - Miscellaneous Costs									
Developers Contingency	0	0	0	0	0	0	0	0	0
Phase 9 - Miscellaneous Costs									

Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page M 1

	001:Jun 2018	002:Jul 2018	003:Aug 2018	004:Sep 2018	005:Oct 2018	006:Nov 2018	007:Dec 2018	008:Jan 2019	009:Feb 2019
Monthly B/F	0	(19,383,510)	(19,675,081)	(20,116,326)	(20,503,625)	(20,804,265)	(21,337,907)	(21,733,187)	(22,041,264)
Developers Contingency	0	0	0	0	0	0	0	0	0
Phase 10 - Miscellaneous Costs									
Developers Contingency	0	0	0	0	0	0	0	0	0
Phase 11 - Miscellaneous Costs									
Developers Contingency	0	0	0	0	0	0	0	0	0
Phase 12 - Miscellaneous Costs									
Developers Contingency	0	0	0	0	0	0	0	0	0
Phase 13 - Miscellaneous Costs									
Developers Contingency	0	0	0	0	0	0	0	0	0
Phase 1 - Other Related Items (+/-)									
Community Facilities (NHG contribut	(662)	(1,325)	(1,953)	(2,547)	(3,107)	(3,632)	(4,122)	(4,578)	(5,000)
Phase 2 - Other Related Items (+/-)									
Community Facilities (NHG contribut	0	0	0	0	0	0	0	0	0
Phase 3 - Other Related Items (+/-)									
Community Facilities (NHG contribut	0	0	0	0	0	0	0	0	0
Phase 4 - Other Related Items (+/-)									
Community Facilities (NHG contribut	0	0	0	0	0	0	0	0	0
Phase 5 - Other Related Items (+/-)									
Community Facilities (NHG contribut	0	0	0	0	0	0	0	0	0
Phase 6 - Other Related Items (+/-)									
Community Facilities (NHG contribut	0	0	0	0	0	0	0	0	0
Phase 7 - Other Related Items (+/-)									
Community Facilities (NHG contribut	(727)	(1,464)	(2,161)	(2,819)	(3,437)	(4,016)	(4,556)	(5,056)	(5,517)
Phase 8 - Other Related Items (+/-)									
Community Facilities (NHG contribut	(461)	(963)	(1,433)	(1,870)	(2,275)	(2,648)	(2,988)	(3,295)	(3,570)
Phase 9 - Other Related Items (+/-)									
Community Facilities (NHG contribut	0	0	0	0	0	0	0	0	0
Phase 10 - Other Related Items (+/-)									
Community Facilities (NHG contribut	(679)	(1,366)	(2,018)	(2,632)	(3,209)	(3,750)	(4,254)	(4,720)	(5,151)
Phase 11 - Other Related Items (+/-)									
Community Facilities (NHG contribut	0	0	0	0	0	0	0	0	0
Phase 12 - Other Related Items (+/-)									
Community Facilities (NHG contribut	(496)	(982)	(1,444)	(1,882)	(2,296)	(2,686)	(3,052)	(3,395)	(3,713)
Phase 13 - Other Related Items (+/-)									
Community Facilities (NHG contribut	(327)	(637)	(933)	(1,215)	(1,482)	(1,735)	(1,974)	(2,199)	(2,410)

Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page N 1

	001:Jun 2018	002:Jul 2018	003:Aug 2018	004:Sep 2018	005:Oct 2018	006:Nov 2018	007:Dec 2018	008:Jan 2019	009:Feb 2019
Monthly B/F	0	(19,383,510)	(19,675,081)	(20,116,326)	(20,503,625)	(20,804,265)	(21,337,907)	(21,733,187)	(22,041,264)
Phase 2 - Development Management Fee									
Dev. Management Fee	0	0	0	0	0	0	0	0	0
Phase 5 - Development Management Fee									
Dev. Management Fee	0	0	0	0	0	0	0	0	0
Phase 8 - Development Management Fee									
Dev. Management Fee	0	0	0	0	0	0	0	0	0
Phase 12 - Development Management Fee									
Dev. Management Fee	0	0	0	0	0	0	0	0	0
Phase 13 - Development Management Fee									
Dev. Management Fee	0	0	0	0	0	0	0	0	0
Net Cash Flow Before Finance	(19,383,510)	(291,571)	(294,776)	(387,299)	(300,641)	(303,301)	(395,280)	(308,077)	(310,193)
Debit Rate 4.500%	4.500%	4.500%	4.500%	4.500%	4.500%	4.500%	4.500%	4.500%	4.500%
Credit Rate 0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
Finance Costs (All Sets)	0	(72,688)	(73,782)	(75,436)	(76,889)	(78,016)	(80,017)	(81,499)	(82,655)
Net Cash Flow After Finance	(19,383,510)	(364,259)	(368,557)	(462,735)	(377,529)	(381,317)	(475,297)	(389,577)	(392,848)
Cumulative Net Cash Flow Monthly	(19,383,510)	(19,747,769)	(20,116,326)	(20,579,061)	(20,956,590)	(21,337,907)	(21,813,204)	(22,202,781)	(22,595,629)

Detailed Cash flow (Merged Phases)

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Project: S:\ASSETS AND INVESTMENT\REGENERATION\02 Physical\Grahame Park\Viability\Plots 10-12 2019 application\Argus\Heybourne Park_v34.8 FVA Scenario 1 No equity v3.0.wcfx
ARGUS Developer Version: 8.00.000 Report Date: 25/11/2019

Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page E 2

010:Mar 2019 (22,595,629)	011:Apr 2019 (22,997,256)	012:May 2019 (23,311,137)	013:Jun 2019 (23,884,980)	014:Jul 2019 (24,291,323)	015:Aug 2019 (24,609,375)	016:Sep 2019 (25,201,400)	017:Oct 2019 (25,778,611)	018:Nov 2019 (26,173,236)	019:Dec 2019 (26,857,668)	020:Jan 2020 (27,436,328)
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Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page F 2

010:Mar 2019 (22,595,629)	011:Apr 2019 (22,997,256)	012:May 2019 (23,311,137)	013:Jun 2019 (23,884,980)	014:Jul 2019 (24,291,323)	015:Aug 2019 (24,609,375)	016:Sep 2019 (25,201,400)	017:Oct 2019 (25,778,611)	018:Nov 2019 (26,173,236)	019:Dec 2019 (26,857,668)	020:Jan 2020 (27,436,328)
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Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page G 2

010:Mar 2019 (22,595,629)	011:Apr 2019 (22,997,256)	012:May 2019 (23,311,137)	013:Jun 2019 (23,884,980)	014:Jul 2019 (24,291,323)	015:Aug 2019 (24,609,375)	016:Sep 2019 (25,201,400)	017:Oct 2019 (25,778,611)	018:Nov 2019 (26,173,236)	019:Dec 2019 (26,857,668)	020:Jan 2020 (27,436,328)
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Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page H 2

010:Mar 2019 (22,595,629)	011:Apr 2019 (22,997,256)	012:May 2019 (23,311,137)	013:Jun 2019 (23,884,980)	014:Jul 2019 (24,291,323)	015:Aug 2019 (24,609,375)	016:Sep 2019 (25,201,400)	017:Oct 2019 (25,778,611)	018:Nov 2019 (26,173,236)	019:Dec 2019 (26,857,668)	020:Jan 2020 (27,436,328)
(89,500)	0	0	(89,500)	0	0	(89,500)	0	0	(89,500)	0
(45,267)	(45,267)	(45,267)	(45,267)	(45,267)	(45,267)	(45,267)	(45,267)	(45,267)	(45,267)	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	(93,750)	0	0	(93,750)	0
(47,422)	(47,422)	(47,422)	(47,422)	(47,422)	(47,422)	(47,422)	(47,422)	(47,422)	(47,422)	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(8,635)	(8,635)	(8,635)	(8,635)	(8,635)	(8,635)	(8,635)	(8,635)	(8,635)	(8,635)	(8,635)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0

Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page | 2

010:Mar 2019 (22,595,629)	011:Apr 2019 (22,997,256)	012:May 2019 (23,311,137)	013:Jun 2019 (23,884,980)	014:Jul 2019 (24,291,323)	015:Aug 2019 (24,609,375)	016:Sep 2019 (25,201,400)	017:Oct 2019 (25,778,611)	018:Nov 2019 (26,173,236)	019:Dec 2019 (26,857,668)	020:Jan 2020 (27,436,328)
0	0	0	0	0	0	0	0	0	0	0
(14,980)	(14,980)	(14,980)	(14,980)	(14,980)	(14,980)	(14,980)	(14,980)	(14,980)	(14,980)	(14,980)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(11,616)	(11,616)	(11,616)	(11,616)	(11,616)	(11,616)	(11,616)	(11,616)	(11,616)	(11,616)	(11,616)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(5,506)	(5,506)	(5,506)	(5,506)	(5,506)	(5,506)	(5,506)	(5,506)	(5,506)	(5,506)	(5,506)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(16,816)	(16,816)	(16,816)	(16,816)	(16,816)	(16,816)	(16,816)	(16,816)	(16,816)	(16,816)	(16,816)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(8,102)	(8,102)	(8,102)	(8,102)	(8,102)	(8,102)	(8,102)	(8,102)	(8,102)	(8,102)	(8,102)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(12,690)	(12,690)	(12,690)	(12,690)	(12,690)	(12,690)	(12,690)	(12,690)	(12,690)	(12,690)	(12,690)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(15,749)	(15,749)	(15,749)	(15,749)	(15,749)	(15,749)	(15,749)	(15,749)	(15,749)	(15,749)	(15,749)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(10,392)	(10,392)	(10,392)	(10,392)	(10,392)	(10,392)	(10,392)	(10,392)	(10,392)	(10,392)	(10,392)
0	0	0	0	0	0	0	0	0	0	0

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Detailed Cash flow (Merged Phases)

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Detailed Cash flow (Merged Phases)

[illegible]

Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page M 2

010:Mar 2019 (22,595,629)	011:Apr 2019 (22,997,256)	012:May 2019 (23,311,137)	013:Jun 2019 (23,884,980)	014:Jul 2019 (24,291,323)	015:Aug 2019 (24,609,375)	016:Sep 2019 (25,201,400)	017:Oct 2019 (25,778,611)	018:Nov 2019 (26,173,236)	019:Dec 2019 (26,857,668)	020:Jan 2020 (27,436,328)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(5,386)	(5,739)	(6,056)	(6,340)	(6,588)	(6,803)	(6,982)	(7,127)	(7,238)	(7,314)	(7,356)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(5,938)	(6,319)	(6,662)	(6,964)	(7,228)	(7,451)	(7,636)	(7,781)	(7,886)	(7,952)	(7,979)
(3,813)	(4,023)	(4,201)	(4,346)	(4,459)	(4,540)	(4,588)	(4,603)	(4,587)	(4,537)	(4,456)
0	0	0	0	0	0	0	0	0	0	0
(5,544)	(5,900)	(6,220)	(6,502)	(6,748)	(6,957)	(7,129)	(7,264)	(7,363)	(7,424)	(7,449)
0	0	0	0	0	0	0	0	0	0	0
(4,007)	(4,277)	(4,523)	(4,745)	(4,944)	(5,118)	(5,268)	(5,394)	(5,497)	(5,575)	(5,630)
(2,607)	(2,789)	(2,957)	(3,111)	(3,251)	(3,377)	(3,488)	(3,585)	(3,669)	(3,738)	(3,792)

Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page N 2

010:Mar 2019 (22,595,629)	011:Apr 2019 (22,997,256)	012:May 2019 (23,311,137)	013:Jun 2019 (23,884,980)	014:Jul 2019 (24,291,323)	015:Aug 2019 (24,609,375)	016:Sep 2019 (25,201,400)	017:Oct 2019 (25,778,611)	018:Nov 2019 (26,173,236)	019:Dec 2019 (26,857,668)	020:Jan 2020 (27,436,328)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(401,628)	(313,881)	(315,453)	(406,343)	(318,052)	(319,079)	(577,210)	(394,625)	(395,108)	(578,660)	(302,841)
4.500%	4.500%	4.500%	4.500%	4.500%	4.500%	4.500%	4.500%	4.500%	4.500%	4.500%
0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
(84,734)	(86,240)	(87,417)	(89,569)	(91,092)	(92,285)	(94,505)	(96,670)	(98,150)	(100,716)	(102,886)
(486,361)	(400,121)	(402,869)	(495,912)	(409,144)	(411,364)	(671,716)	(491,295)	(493,258)	(679,376)	(405,727)
(23,081,990)	(23,482,111)	(23,884,980)	(24,380,892)	(24,790,036)	(25,201,400)	(25,873,116)	(26,364,411)	(26,857,668)	(27,537,044)	(27,942,771)

Detailed Cash flow (Merged Phases)

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Detailed Cash flow (Merged Phases)

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[illegible]

Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page E 3

021:Feb 2020	022:Mar 2020	023:Apr 2020	024:May 2020	025:Jun 2020	026:Jul 2020	027:Aug 2020	028:Sep 2020	029:Oct 2020	030:Nov 2020	031:Dec 2020
(27,739,169)	(28,349,573)	(28,835,360)	(29,137,473)	(29,762,689)	(30,479,519)	(31,122,255)	(32,287,240)	(33,372,878)	(34,524,173)	(36,289,378)

Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page F 3

021:Feb 2020	022:Mar 2020	023:Apr 2020	024:May 2020	025:Jun 2020	026:Jul 2020	027:Aug 2020	028:Sep 2020	029:Oct 2020	030:Nov 2020	031:Dec 2020
(27,739,169)	(28,349,573)	(28,835,360)	(29,137,473)	(29,762,689)	(30,479,519)	(31,122,255)	(32,287,240)	(33,372,878)	(34,524,173)	(36,289,378)

Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page G 3

021:Feb 2020	022:Mar 2020	023:Apr 2020	024:May 2020	025:Jun 2020	026:Jul 2020	027:Aug 2020	028:Sep 2020	029:Oct 2020	030:Nov 2020	031:Dec 2020
(27,739,169)	(28,349,573)	(28,835,360)	(29,137,473)	(29,762,689)	(30,479,519)	(31,122,255)	(32,287,240)	(33,372,878)	(34,524,173)	(36,289,378)

Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page H 3

021:Feb 2020 (27,739,169)	022:Mar 2020 (28,349,573)	023:Apr 2020 (28,835,360)	024:May 2020 (29,137,473)	025:Jun 2020 (29,762,689)	026:Jul 2020 (30,479,519)	027:Aug 2020 (31,122,255)	028:Sep 2020 (32,287,240)	029:Oct 2020 (33,372,878)	030:Nov 2020 (34,524,173)	031:Dec 2020 (36,289,378)
0	(89,500)	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	(12,232)	(12,232)	(12,232)	(12,232)	(12,232)	(12,232)	(12,232)
0	(93,750)	0	0	(93,750)	0	0	(93,750)	0	0	(93,750)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	(48,375)	0
(8,635)	(8,635)	(8,635)	(8,635)	(8,635)	(8,635)	(8,635)	(8,635)	(8,635)	(8,635)	(8,635)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0

Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page | 3

021:Feb 2020 (27,739,169)	022:Mar 2020 (28,349,573)	023:Apr 2020 (28,835,360)	024:May 2020 (29,137,473)	025:Jun 2020 (29,762,689)	026:Jul 2020 (30,479,519)	027:Aug 2020 (31,122,255)	028:Sep 2020 (32,287,240)	029:Oct 2020 (33,372,878)	030:Nov 2020 (34,524,173)	031:Dec 2020 (36,289,378)
0	0	0	0	0	0	0	0	0	0	0
(14,980)	(14,980)	(14,980)	(14,980)	(14,980)	(14,980)	(14,980)	(14,980)	(14,980)	(14,980)	(14,980)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(11,616)	(11,616)	(11,616)	(11,616)	(11,616)	(11,616)	(11,616)	(11,616)	(11,616)	(11,616)	(11,616)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(5,506)	(5,506)	(5,506)	(5,506)	(5,506)	(5,506)	(5,506)	(5,506)	(5,506)	(5,506)	(5,506)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(16,816)	(16,816)	(16,816)	(16,816)	(16,816)	(16,816)	(16,816)	(16,816)	(16,816)	(16,816)	(16,816)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(8,102)	(8,102)	(8,102)	(8,102)	(8,102)	(8,102)	(8,102)	(8,102)	(8,102)	(8,102)	(8,102)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(12,690)	(12,690)	(12,690)	(12,690)	(12,690)	(12,690)	(12,690)	(12,690)	(12,690)	(12,690)	(12,690)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(15,749)	(15,749)	(15,749)	(15,749)	(15,749)	(15,749)	(15,749)	(15,749)	(15,749)	(15,749)	(15,749)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(10,392)	(10,392)	(10,392)	(10,392)	(10,392)	(10,392)	(10,392)	(10,392)	(10,392)	(10,392)	(10,392)
0	0	0	0	0	0	0	0	0	0	0

Detailed Cash flow (Merged Phases)

[illegible]

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Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page M 3

021:Feb 2020 (27,739,169)	022:Mar 2020 (28,349,573)	023:Apr 2020 (28,835,360)	024:May 2020 (29,137,473)	025:Jun 2020 (29,762,689)	026:Jul 2020 (30,479,519)	027:Aug 2020 (31,122,255)	028:Sep 2020 (32,287,240)	029:Oct 2020 (33,372,878)	030:Nov 2020 (34,524,173)	031:Dec 2020 (36,289,378)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(7,363)	(7,335)	(7,273)	(7,177)	(7,046)	(6,880)	(6,680)	(6,445)	(6,176)	(5,872)	(5,534)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(7,966)	(7,913)	(7,821)	(7,690)	(7,519)	(7,309)	(7,059)	(6,770)	(6,441)	(6,073)	(5,666)
(4,342)	(4,195)	(4,016)	(3,805)	(3,561)	(3,284)	(2,976)	(2,634)	(2,261)	(1,855)	(1,416)
0	0	0	0	0	0	0	0	0	0	0
(7,437)	(7,388)	(7,302)	(7,180)	(7,020)	(6,824)	(6,591)	(6,321)	(6,014)	(5,670)	(5,290)
0	0	0	0	0	0	0	0	0	0	0
(5,660)	(5,666)	(5,649)	(5,607)	(5,542)	(5,452)	(5,339)	(5,201)	(5,040)	(4,854)	(4,645)
(3,833)	(3,859)	(3,871)	(3,870)	(3,853)	(3,823)	(3,779)	(3,720)	(3,647)	(3,560)	(3,459)

Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page N 3

021:Feb 2020 (27,739,169)	022:Mar 2020 (28,349,573)	023:Apr 2020 (28,835,360)	024:May 2020 (29,137,473)	025:Jun 2020 (29,762,689)	026:Jul 2020 (30,479,519)	027:Aug 2020 (31,122,255)	028:Sep 2020 (32,287,240)	029:Oct 2020 (33,372,878)	030:Nov 2020 (34,524,173)	031:Dec 2020 (36,289,378)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(302,780)	(485,787)	(302,113)	(301,508)	(716,830)	(642,736)	(822,368)	(1,085,638)	(1,151,295)	(1,389,514)	(1,574,071)
4.500%	4.500%	4.500%	4.500%	4.500%	4.500%	4.500%	4.500%	4.500%	4.500%	4.500%
0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
(104,022)	(106,311)	(108,133)	(109,266)	(111,610)	(114,298)	(116,708)	(121,077)	(125,148)	(129,466)	(136,085)
(406,802)	(592,098)	(410,246)	(410,773)	(828,440)	(757,034)	(939,077)	(1,206,715)	(1,276,443)	(1,518,980)	(1,710,156)
(28,349,573)	(28,941,671)	(29,351,916)	(29,762,689)	(30,591,129)	(31,348,163)	(32,287,240)	(33,493,955)	(34,770,399)	(36,289,378)	(37,999,534)

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Project: S:\ASSETS AND INVESTMENT\REGENERATION\02 Physical\Grahame Park\Viability\Plots 10-12 2019 application\Argus\Heybourne Park_v34.8 FVA Scenario 1 No equity v3.0.wcfx
ARGUS Developer Version: 8.00.000 Report Date: 25/11/2019

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Detailed Cash flow (Merged Phases)

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Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page E 4

032:Jan 2021	033:Feb 2021	034:Mar 2021	035:Apr 2021	036:May 2021	037:Jun 2021	038:Jul 2021	039:Aug 2021	040:Sep 2021	041:Oct 2021	042:Nov 2021
(37,863,449)	(39,471,893)	(41,674,264)	(43,605,297)	(45,541,879)	(48,106,635)	(33,928,675)	(38,313,046)	(39,777,917)	(40,989,870)	(42,265,044)

Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

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032:Jan 2021	033:Feb 2021	034:Mar 2021	035:Apr 2021	036:May 2021	037:Jun 2021	038:Jul 2021	039:Aug 2021	040:Sep 2021	041:Oct 2021	042:Nov 2021
(37,863,449)	(39,471,893)	(41,674,264)	(43,605,297)	(45,541,879)	(48,106,635)	(33,928,675)	(38,313,046)	(39,777,917)	(40,989,870)	(42,265,044)

Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

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032:Jan 2021	033:Feb 2021	034:Mar 2021	035:Apr 2021	036:May 2021	037:Jun 2021	038:Jul 2021	039:Aug 2021	040:Sep 2021	041:Oct 2021	042:Nov 2021
(37,863,449)	(39,471,893)	(41,674,264)	(43,605,297)	(45,541,879)	(48,106,635)	(33,928,675)	(38,313,046)	(39,777,917)	(40,989,870)	(42,265,044)

Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page H 4

032:Jan 2021 (37,863,449)	033:Feb 2021 (39,471,893)	034:Mar 2021 (41,674,264)	035:Apr 2021 (43,605,297)	036:May 2021 (45,541,879)	037:Jun 2021 (48,106,635)	038:Jul 2021 (33,928,675)	039:Aug 2021 (38,313,046)	040:Sep 2021 (39,777,917)	041:Oct 2021 (40,989,870)	042:Nov 2021 (42,265,044)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(12,232)	(12,232)	(12,232)	(12,232)	(12,232)	(12,232)	(12,232)	(12,232)	(12,232)	(12,232)	(12,232)
0	0	(93,750)	0	0	(93,750)	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	(3,413,663)	0	0	0	0
0	0	0	0	0	0	(9,741)	(9,741)	(9,741)	(9,741)	(9,741)
0	(48,375)	0	0	(48,375)	0	0	(48,375)	0	0	(48,375)
(8,635)	(8,635)	(8,635)	(8,635)	(8,635)	(8,635)	(8,635)	(8,635)	(8,635)	(8,635)	(8,635)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0

Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page | 4

032:Jan 2021 (37,863,449)	033:Feb 2021 (39,471,893)	034:Mar 2021 (41,674,264)	035:Apr 2021 (43,605,297)	036:May 2021 (45,541,879)	037:Jun 2021 (48,106,635)	038:Jul 2021 (33,928,675)	039:Aug 2021 (38,313,046)	040:Sep 2021 (39,777,917)	041:Oct 2021 (40,989,870)	042:Nov 2021 (42,265,044)
0	0	0	0	0	(83,896)	0	0	(83,896)	0	0
(14,980)	(14,980)	(14,980)	(14,980)	(14,980)	(14,980)	(14,980)	(14,980)	(14,980)	(14,980)	(14,980)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(11,616)	(11,616)	(11,616)	(11,616)	(11,616)	(11,616)	(11,616)	(11,616)	(11,616)	(11,616)	(11,616)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(5,506)	(5,506)	(5,506)	(5,506)	(5,506)	(5,506)	(5,506)	(5,506)	(5,506)	(5,506)	(5,506)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(16,816)	(16,816)	(16,816)	(16,816)	(16,816)	(16,816)	(16,816)	(16,816)	(16,816)	(16,816)	(16,816)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(8,102)	(8,102)	(8,102)	(8,102)	(8,102)	(8,102)	(8,102)	(8,102)	(8,102)	(8,102)	(8,102)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(12,690)	(12,690)	(12,690)	(12,690)	(12,690)	(12,690)	(12,690)	(12,690)	(12,690)	(12,690)	(12,690)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(15,749)	(15,749)	(15,749)	(15,749)	(15,749)	(15,749)	(15,749)	(15,749)	(15,749)	(15,749)	(15,749)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(10,392)	(10,392)	(10,392)	(10,392)	(10,392)	(10,392)	(10,392)	(10,392)	(10,392)	(10,392)	(10,392)
0	0	0	0	0	0	0	0	0	0	0

Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

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032:Jan 2021 (37,863,449)	033:Feb 2021 (39,471,893)	034:Mar 2021 (41,674,264)	035:Apr 2021 (43,605,297)	036:May 2021 (45,541,879)	037:Jun 2021 (48,106,635)	038:Jul 2021 (33,928,675)	039:Aug 2021 (38,313,046)	040:Sep 2021 (39,777,917)	041:Oct 2021 (40,989,870)	042:Nov 2021 (42,265,044)
0	0	0	0	0	0	0	0	0	0	0
(12,918)	(12,918)	(12,918)	(12,918)	(12,918)	(12,918)	(12,918)	(12,918)	(12,918)	(12,918)	(12,918)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(9,482)	(9,482)	(9,482)	(9,482)	(9,482)	(9,482)	(9,482)	(9,482)	(9,482)	(9,482)	(9,482)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(1,303,690)	(1,423,685)	(1,533,846)	(1,634,175)	(1,724,671)	(1,805,334)	(1,876,164)	(1,937,161)	(1,988,325)	(2,029,656)	(2,061,154)
0	0	0	0	0	0	(130,614)	(245,454)	(355,805)	(461,667)	(563,041)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0

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Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page M 4

032:Jan 2021 (37,863,449)	033:Feb 2021 (39,471,893)	034:Mar 2021 (41,674,264)	035:Apr 2021 (43,605,297)	036:May 2021 (45,541,879)	037:Jun 2021 (48,106,635)	038:Jul 2021 (33,928,675)	039:Aug 2021 (38,313,046)	040:Sep 2021 (39,777,917)	041:Oct 2021 (40,989,870)	042:Nov 2021 (42,265,044)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(5,161)	(4,754)	(4,312)	(3,835)	(3,324)	(2,779)	(2,199)	0	0	0	0
0	0	0	0	0	0	(463)	(870)	(1,262)	(1,637)	(1,996)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(5,219)	(4,732)	(4,206)	(3,641)	(3,036)	(2,391)	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(4,872)	(4,418)	(3,927)	(3,399)	(2,834)	(2,233)	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(4,411)	(4,154)	(3,873)	(3,567)	(3,238)	(2,885)	(2,507)	(2,106)	(1,681)	0	0
(3,343)	(3,214)	(3,070)	(2,912)	(2,740)	(2,554)	(2,353)	(2,139)	(1,910)	(1,667)	(1,410)

Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

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032:Jan 2021 (37,863,449)	033:Feb 2021 (39,471,893)	034:Mar 2021 (41,674,264)	035:Apr 2021 (43,605,297)	036:May 2021 (45,541,879)	037:Jun 2021 (48,106,635)	038:Jul 2021 (33,928,675)	039:Aug 2021 (38,313,046)	040:Sep 2021 (39,777,917)	041:Oct 2021 (40,989,870)	042:Nov 2021 (42,265,044)
0	0	0	0	0	0	(17,710)	(17,710)	(17,710)	(17,710)	(17,710)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(1,608,444)	(1,776,279)	(1,931,033)	(1,936,582)	(2,074,176)	14,177,960	(4,384,371)	(1,013,564)	(1,211,953)	(1,275,174)	(1,457,852)
4.500%	4.500%	4.500%	4.500%	4.500%	4.500%	4.500%	4.500%	4.500%	4.500%	4.500%
0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
(141,988)	(148,020)	(156,278)	(163,520)	(170,782)	(180,400)	(127,233)	(143,674)	(149,167)	(153,712)	(158,494)
(1,750,432)	(1,924,298)	(2,087,311)	(2,100,102)	(2,244,958)	13,997,561	(4,511,603)	(1,157,238)	(1,361,121)	(1,428,886)	(1,616,346)
(39,749,966)	(41,674,264)	(43,761,576)	(45,861,678)	(48,106,635)	(34,109,075)	(38,620,678)	(39,777,917)	(41,139,037)	(42,567,923)	(44,184,269)

Detailed Cash flow (Merged Phases)

[illegible]

Detailed Cash flow (Merged Phases)

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Project: S:\ASSETS AND INVESTMENT\REGENERATION\02 Physical\Grahame Park\Viability\Plots 10-12 2019 application\Argus\Heybourne Park_v34.8 FVA Scenario 1 No equity v3.0.wcfx
ARGUS Developer Version: 8.00.000 Report Date: 25/11/2019

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Detailed Cash flow (Merged Phases)

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043:Dec 2021 (44,184,269)	044:Jan 2022 (45,797,450)	045:Feb 2022 (47,681,195)	046:Mar 2022 (50,220,667)	047:Apr 2022 (52,356,061)	048:May 2022 (54,469,714)	049:Jun 2022 (57,387,285)	050:Jul 2022 (59,719,585)	051:Aug 2022 (61,807,098)	052:Sep 2022 (64,683,207)	053:Oct 2022 (68,824,155)
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Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page F 5

043:Dec 2021	044:Jan 2022	045:Feb 2022	046:Mar 2022	047:Apr 2022	048:May 2022	049:Jun 2022	050:Jul 2022	051:Aug 2022	052:Sep 2022	053:Oct 2022
(44,184,269)	(45,797,450)	(47,681,195)	(50,220,667)	(52,356,061)	(54,469,714)	(57,387,285)	(59,719,585)	(61,807,098)	(64,683,207)	(68,824,155)

Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page G 5

043:Dec 2021 (44,184,269)	044:Jan 2022 (45,797,450)	045:Feb 2022 (47,681,195)	046:Mar 2022 (50,220,667)	047:Apr 2022 (52,356,061)	048:May 2022 (54,469,714)	049:Jun 2022 (57,387,285)	050:Jul 2022 (59,719,585)	051:Aug 2022 (61,807,098)	052:Sep 2022 (64,683,207)	053:Oct 2022 (68,824,155)
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Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page H 5

043:Dec 2021 (44,184,269)	044:Jan 2022 (45,797,450)	045:Feb 2022 (47,681,195)	046:Mar 2022 (50,220,667)	047:Apr 2022 (52,356,061)	048:May 2022 (54,469,714)	049:Jun 2022 (57,387,285)	050:Jul 2022 (59,719,585)	051:Aug 2022 (61,807,098)	052:Sep 2022 (64,683,207)	053:Oct 2022 (68,824,155)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(12,232)	(12,232)	(12,232)	(12,232)	(12,232)	(12,232)	(12,232)	(12,232)	(12,232)	(12,232)	(12,232)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(9,741)	(9,741)	(9,741)	(9,741)	(9,741)	(9,741)	(9,741)	(9,741)	(9,741)	(9,741)	(9,741)
0	0	(48,375)	0	0	(48,375)	0	0	(48,375)	0	0
(8,635)	(8,635)	(8,635)	(8,635)	(8,635)	(8,635)	(8,635)	(8,635)	(8,635)	(8,635)	0
0	0	0	0	0	0	0	0	0	(7,854)	(7,854)
0	0	0	0	0	0	0	0	0	(1,761,388)	0

Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page | 5

043:Dec 2021 (44,184,269)	044:Jan 2022 (45,797,450)	045:Feb 2022 (47,681,195)	046:Mar 2022 (50,220,667)	047:Apr 2022 (52,356,061)	048:May 2022 (54,469,714)	049:Jun 2022 (57,387,285)	050:Jul 2022 (59,719,585)	051:Aug 2022 (61,807,098)	052:Sep 2022 (64,683,207)	053:Oct 2022 (68,824,155)
(83,896)	0	0	(83,896)	0	0	(83,896)	0	0	(83,896)	0
(14,980)	(14,980)	(14,980)	(14,980)	(14,980)	(14,980)	(14,980)	(14,980)	(14,980)	(14,980)	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	(65,062)	0	0	(65,062)	0	0
(11,616)	(11,616)	(11,616)	(11,616)	(11,616)	(11,616)	(11,616)	(11,616)	(11,616)	(11,616)	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(5,506)	(5,506)	(5,506)	(5,506)	(5,506)	(5,506)	(5,506)	(5,506)	(5,506)	(5,506)	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(16,816)	(16,816)	(16,816)	(16,816)	(16,816)	(16,816)	(16,816)	(16,816)	(16,816)	(16,816)	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(8,102)	(8,102)	(8,102)	(8,102)	(8,102)	(8,102)	(8,102)	(8,102)	(8,102)	(8,102)	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(12,690)	(12,690)	(12,690)	(12,690)	(12,690)	(12,690)	(12,690)	(12,690)	(12,690)	(12,690)	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(15,749)	(15,749)	(15,749)	(15,749)	(15,749)	(15,749)	(15,749)	(15,749)	(15,749)	(15,749)	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(10,392)	(10,392)	(10,392)	(10,392)	(10,392)	(10,392)	(10,392)	(10,392)	(10,392)	(10,392)	0
0	0	0	0	0	0	0	0	0	0	0

Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page J 5

043:Dec 2021 (44,184,269)	044:Jan 2022 (45,797,450)	045:Feb 2022 (47,681,195)	046:Mar 2022 (50,220,667)	047:Apr 2022 (52,356,061)	048:May 2022 (54,469,714)	049:Jun 2022 (57,387,285)	050:Jul 2022 (59,719,585)	051:Aug 2022 (61,807,098)	052:Sep 2022 (64,683,207)	053:Oct 2022 (68,824,155)
0	0	0	0	0	0	0	0	0	0	0
(12,918)	(12,918)	(12,918)	(12,918)	(12,918)	(12,918)	(12,918)	(12,918)	(12,918)	(12,918)	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(9,482)	(9,482)	(9,482)	(9,482)	(9,482)	(9,482)	(9,482)	(9,482)	(9,482)	(9,482)	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(2,082,820)	(2,094,652)	(2,096,651)	(2,088,818)	(2,071,151)	(2,043,652)	(2,006,319)	(1,959,154)	(1,902,156)	(1,835,325)	(1,758,660)
(659,926)	(752,322)	(840,229)	(923,647)	(1,002,576)	(1,077,016)	(1,146,968)	(1,212,430)	(1,273,404)	(1,329,889)	(1,381,885)
0	0	0	0	0	0	0	0	0	(139,576)	(289,761)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0

Detailed Cash flow (Merged Phases)

[illegible]

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[illegible]

Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page M 5

043:Dec 2021 (44,184,269)	044:Jan 2022 (45,797,450)	045:Feb 2022 (47,681,195)	046:Mar 2022 (50,220,667)	047:Apr 2022 (52,356,061)	048:May 2022 (54,469,714)	049:Jun 2022 (57,387,285)	050:Jul 2022 (59,719,585)	051:Aug 2022 (61,807,098)	052:Sep 2022 (64,683,207)	053:Oct 2022 (68,824,155)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(2,340)	(2,667)	(2,979)	(3,275)	(3,555)	(3,819)	(4,067)	(4,299)	(4,515)	(4,715)	(4,900)
0	0	0	0	0	0	0	0	0	(465)	(965)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(1,138)	0	0	0	0	0	0	0	0	0	0

Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page N 5

043:Dec 2021 (44,184,269)	044:Jan 2022 (45,797,450)	045:Feb 2022 (47,681,195)	046:Mar 2022 (50,220,667)	047:Apr 2022 (52,356,061)	048:May 2022 (54,469,714)	049:Jun 2022 (57,387,285)	050:Jul 2022 (59,719,585)	051:Aug 2022 (61,807,098)	052:Sep 2022 (64,683,207)	053:Oct 2022 (68,824,155)
(17,710)	(17,710)	(17,710)	(17,710)	(17,710)	(17,710)	(17,710)	(17,710)	(17,710)	(17,710)	(17,710)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(1,613,181)	(1,883,745)	(2,023,237)	(2,135,394)	(2,113,653)	(2,328,647)	(2,332,299)	(2,087,513)	(2,205,182)	(4,140,948)	(2,201,008)
4.500%	4.500%	4.500%	4.500%	4.500%	4.500%	4.500%	4.500%	4.500%	4.500%	4.500%
0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
(165,691)	(171,740)	(178,804)	(188,328)	(196,335)	(204,261)	(215,202)	(223,948)	(231,777)	(242,562)	(258,091)
(1,778,872)	(2,055,485)	(2,202,041)	(2,323,721)	(2,309,988)	(2,532,909)	(2,547,502)	(2,311,461)	(2,436,958)	(4,383,510)	(2,459,099)
(45,963,141)	(48,018,626)	(50,220,667)	(52,544,388)	(54,854,377)	(57,387,285)	(59,934,787)	(62,246,249)	(64,683,207)	(69,066,717)	(71,525,816)

Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page A 6

054:Nov 2022 (71,025,163)	055:Dec 2022 (74,161,702)	056:Jan 2023 (76,629,564)	057:Feb 2023 (79,069,032)	058:Mar 2023 (82,467,056)	059:Apr 2023 (85,029,470)	060:May 2023 (87,944,024)	061:Jun 2023 (91,751,334)	062:Jul 2023 (94,651,928)	063:Aug 2023 (93,139,651)	064:Sep 2023 (95,277,245)
47,784	47,784	47,784	47,784	47,784	47,784	47,784	47,784	47,784	0	0
27,383	27,383	27,383	27,383	27,383	27,383	27,383	27,383	27,383	0	0
41,075	41,075	41,075	41,075	41,075	41,075	41,075	41,075	41,075	0	0
4,784	4,784	4,784	4,784	4,784	4,784	4,784	4,784	4,784	0	0
5,020	5,020	5,020	5,020	5,020	5,020	5,020	5,020	5,020	0	0
0	0	0	0	0	0	0	0	465,000	0	0
633,162	633,162	633,162	633,162	633,162	633,162	633,162	633,162	633,162	0	0
81,778	81,778	81,778	81,778	81,778	81,778	81,778	81,778	81,778	0	0
594,956	594,956	594,956	594,956	594,956	594,956	594,956	594,956	594,956	0	0
41,500	41,500	41,500	41,500	41,500	41,500	41,500	41,500	41,500	0	0
25,893	25,893	25,893	25,893	25,893	25,893	25,893	25,893	25,893	0	0
4,037	4,037	4,037	4,037	4,037	4,037	4,037	4,037	4,037	0	0
8,073	8,073	8,073	8,073	8,073	8,073	8,073	8,073	8,073	0	0
9,492	9,492	9,492	9,492	9,492	9,492	9,492	9,492	9,492	0	0
5,245	5,245	5,245	5,245	5,245	5,245	5,245	5,245	5,245	0	0
0	0	0	0	0	0	0	0	865,000	0	0
12,110	12,110	12,110	12,110	12,110	12,110	12,110	12,110	12,110	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	1,393,939	1,393,939	1,393,939
0	0	0	0	0	0	0	0	1,096,242	1,096,242	1,096,242
0	0	0	0	0	0	0	0	709,697	709,697	709,697
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	266,731
0	0	0	0	0	0	0	0	0	0	1,571,154
0	0	0	0	0	0	0	0	0	0	155,769
0	0	0	0	0	0	0	0	0	0	24,231
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0

Detailed Cash flow (Merged Phases)

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Detailed Cash flow (Merged Phases)

[illegible]

Detailed Cash flow (Merged Phases)

Page D 6

Project: S:\ASSETS AND INVESTMENT\REGENERATION\02 Physical\Grahame Park\Viability\Plots 10-12 2019 application\Argus\Heybourne Park_v34.8 FVA Scenario 1 No equity v3.0.wcfx
ARGUS Developer Version: 8.00.000 Report Date: 25/11/2019

Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page E 6

054:Nov 2022 (71,025,163)	055:Dec 2022 (74,161,702)	056:Jan 2023 (76,629,564)	057:Feb 2023 (79,069,032)	058:Mar 2023 (82,467,056)	059:Apr 2023 (85,029,470)	060:May 2023 (87,944,024)	061:Jun 2023 (91,751,334)	062:Jul 2023 (94,651,928)	063:Aug 2023 (93,139,651)	064:Sep 2023 (95,277,245)
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Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page F 6

054:Nov 2022 (71,025,163)	055:Dec 2022 (74,161,702)	056:Jan 2023 (76,629,564)	057:Feb 2023 (79,069,032)	058:Mar 2023 (82,467,056)	059:Apr 2023 (85,029,470)	060:May 2023 (87,944,024)	061:Jun 2023 (91,751,334)	062:Jul 2023 (94,651,928)	063:Aug 2023 (93,139,651)	064:Sep 2023 (95,277,245)
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Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page G 6

054:Nov 2022 (71,025,163)	055:Dec 2022 (74,161,702)	056:Jan 2023 (76,629,564)	057:Feb 2023 (79,069,032)	058:Mar 2023 (82,467,056)	059:Apr 2023 (85,029,470)	060:May 2023 (87,944,024)	061:Jun 2023 (91,751,334)	062:Jul 2023 (94,651,928)	063:Aug 2023 (93,139,651)	064:Sep 2023 (95,277,245)
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Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page H 6

054:Nov 2022 (71,025,163)	055:Dec 2022 (74,161,702)	056:Jan 2023 (76,629,564)	057:Feb 2023 (79,069,032)	058:Mar 2023 (82,467,056)	059:Apr 2023 (85,029,470)	060:May 2023 (87,944,024)	061:Jun 2023 (91,751,334)	062:Jul 2023 (94,651,928)	063:Aug 2023 (93,139,651)	064:Sep 2023 (95,277,245)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(12,232)	(12,232)	(12,232)	(12,232)	(12,232)	(12,232)	(12,232)	(12,232)	(12,232)	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(9,741)	(9,741)	(9,741)	(9,741)	(9,741)	(9,741)	(9,741)	(9,741)	(9,741)	(9,741)	(9,741)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(7,854)	(7,854)	(7,854)	(7,854)	(7,854)	(7,854)	(7,854)	(7,854)	(7,854)	(7,854)	(7,854)
0	0	0	0	0	0	0	0	0	0	0

Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page J 6

054:Nov 2022 (71,025,163)	055:Dec 2022 (74,161,702)	056:Jan 2023 (76,629,564)	057:Feb 2023 (79,069,032)	058:Mar 2023 (82,467,056)	059:Apr 2023 (85,029,470)	060:May 2023 (87,944,024)	061:Jun 2023 (91,751,334)	062:Jul 2023 (94,651,928)	063:Aug 2023 (93,139,651)	064:Sep 2023 (95,277,245)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(1,672,163)	(1,575,833)	(1,469,670)	(1,353,674)	(1,227,845)	(1,092,183)	(946,689)	(791,361)	(626,200)	0	0
(1,429,392)	(1,472,411)	(1,510,940)	(1,544,981)	(1,574,532)	(1,599,595)	(1,620,169)	(1,636,254)	(1,647,850)	(1,654,958)	(1,657,576)
(430,567)	(561,994)	(684,042)	(796,712)	(900,003)	(993,915)	(1,078,449)	(1,153,604)	(1,219,380)	(1,275,777)	(1,322,796)
0	0	0	0	0	(183,882)	(372,513)	(550,746)	(718,580)	(876,015)	(1,023,052)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0

Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page K 6

054:Nov 2022 (71,025,163)	055:Dec 2022 (74,161,702)	056:Jan 2023 (76,629,564)	057:Feb 2023 (79,069,032)	058:Mar 2023 (82,467,056)	059:Apr 2023 (85,029,470)	060:May 2023 (87,944,024)	061:Jun 2023 (91,751,334)	062:Jul 2023 (94,651,928)	063:Aug 2023 (93,139,651)	064:Sep 2023 (95,277,245)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(15,008)	(15,008)	(15,008)	(15,008)	(15,008)	(15,008)	(15,008)	(15,008)	(15,008)	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(11,785)	(11,785)	(11,785)	(11,785)	(11,785)	(11,785)	(11,785)	(11,785)	(11,785)	(11,785)	(11,785)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(10,203)	(10,203)	(10,203)	(10,203)	(10,203)	(10,203)	(10,203)	(10,203)	(10,203)	(10,203)	(10,203)
(64,014)	(64,014)	(64,014)	(64,014)	(64,014)	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	(166,436)	(14,266)	(14,266)	(14,266)	(14,266)	(14,266)
(53,883)	(53,883)	(53,883)	(53,883)	(53,883)	(53,883)	(53,883)	(53,883)	(53,883)	(53,883)	(53,883)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	(22,751)	(22,751)	(22,751)	(22,751)	(22,751)	(22,751)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	(70,097)	(70,097)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0

Detailed Cash flow (Merged Phases)

Page L 6

Project: S:\ASSETS AND INVESTMENT\REGENERATION\02 Physical\Grahame Park\Viability\Plots 10-12 2019 application\Argus\Heybourne Park_v34.8 FVA Scenario 1 No equity v3.0.wcfx
ARGUS Developer Version: 8.00.000 Report Date: 25/11/2019

Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page M 6

054:Nov 2022 (71,025,163)	055:Dec 2022 (74,161,702)	056:Jan 2023 (76,629,564)	057:Feb 2023 (79,069,032)	058:Mar 2023 (82,467,056)	059:Apr 2023 (85,029,470)	060:May 2023 (87,944,024)	061:Jun 2023 (91,751,334)	062:Jul 2023 (94,651,928)	063:Aug 2023 (93,139,651)	064:Sep 2023 (95,277,245)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(5,068)	(5,221)	(5,357)	(5,478)	(5,583)	(5,672)	(5,744)	(5,802)	(5,843)	(5,868)	(5,877)
(1,433)	(1,871)	(2,277)	(2,652)	(2,996)	(3,309)	(3,590)	(3,841)	(4,060)	(4,247)	(4,404)
0	0	0	0	0	(675)	(1,368)	(2,022)	(2,638)	(3,216)	(3,756)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0

Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page N 6

054:Nov 2022 (71,025,163)	055:Dec 2022 (74,161,702)	056:Jan 2023 (76,629,564)	057:Feb 2023 (79,069,032)	058:Mar 2023 (82,467,056)	059:Apr 2023 (85,029,470)	060:May 2023 (87,944,024)	061:Jun 2023 (91,751,334)	062:Jul 2023 (94,651,928)	063:Aug 2023 (93,139,651)	064:Sep 2023 (95,277,245)
(17,710)	(17,710)	(17,710)	(17,710)	(17,710)	(17,710)	(17,710)	(17,710)	(17,710)	(17,710)	(17,710)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(2,369,542)	(2,467,862)	(2,439,468)	(2,536,048)	(2,562,414)	(2,914,554)	(2,849,408)	(2,900,594)	1,512,278	(1,118,295)	859,474
4.500%	4.500%	4.500%	4.500%	4.500%	4.500%	4.500%	4.500%	4.500%	4.500%	4.500%
0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
(266,344)	(278,106)	(287,361)	(296,509)	(309,251)	(318,861)	(329,790)	(344,068)	(337,958)	(337,274)	(337,723)
(2,635,886)	(2,745,969)	(2,726,829)	(2,832,556)	(2,871,665)	(3,233,415)	(3,179,199)	(3,244,661)	1,174,320	(1,455,570)	521,751
(74,161,702)	(76,907,670)	(79,634,499)	(82,467,056)	(85,338,721)	(88,572,136)	(91,751,334)	(94,995,996)	(93,821,676)	(95,277,245)	(94,755,494)

Detailed Cash flow (Merged Phases)

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[illegible]

Detailed Cash flow (Merged Phases)

Project: S:\ASSETS AND INVESTMENT\REGENERATION\02 Physical\Grahame Park\Viability\Plots 10-12 2019 application\Argus\Heybourne Park_v34.8 FVA Scenario 1 No equity v3.0.wcfx
ARGUS Developer Version: 8.00.000 Report Date: 25/11/2019

Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page E 7

065:Oct 2023 (94,417,771)	066:Nov 2023 (93,768,334)	067:Dec 2023 (94,397,289)	068:Jan 2024 (93,988,287)	069:Feb 2024 (93,715,541)	070:Mar 2024 (94,642,295)	071:Apr 2024 (96,103,362)	072:May 2024 (79,421,704)	073:Jun 2024 (79,017,165)	074:Jul 2024 (77,704,782)	075:Aug 2024 (76,532,507)
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Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page F 7

065:Oct 2023	066:Nov 2023	067:Dec 2023	068:Jan 2024	069:Feb 2024	070:Mar 2024	071:Apr 2024	072:May 2024	073:Jun 2024	074:Jul 2024	075:Aug 2024
(94,417,771)	(93,768,334)	(94,397,289)	(93,988,287)	(93,715,541)	(94,642,295)	(96,103,362)	(79,421,704)	(79,017,165)	(77,704,782)	(76,532,507)

Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page G 7

065:Oct 2023 (94,417,771)	066:Nov 2023 (93,768,334)	067:Dec 2023 (94,397,289)	068:Jan 2024 (93,988,287)	069:Feb 2024 (93,715,541)	070:Mar 2024 (94,642,295)	071:Apr 2024 (96,103,362)	072:May 2024 (79,421,704)	073:Jun 2024 (79,017,165)	074:Jul 2024 (77,704,782)	075:Aug 2024 (76,532,507)
------------------------------	------------------------------	------------------------------	------------------------------	------------------------------	------------------------------	------------------------------	------------------------------	------------------------------	------------------------------	------------------------------

Page H 7

065:Oct 2023 (94,417,771)	066:Nov 2023 (93,768,334)	067:Dec 2023 (94,397,289)	068:Jan 2024 (93,988,287)	069:Feb 2024 (93,715,541)	070:Mar 2024 (94,642,295)	071:Apr 2024 (96,103,362)	072:May 2024 (79,421,704)	073:Jun 2024 (79,017,165)	074:Jul 2024 (77,704,782)	075:Aug 2024 (76,532,507)
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Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page | 7

065:Oct 2023 (94,417,771)	066:Nov 2023 (93,768,334)	067:Dec 2023 (94,397,289)	068:Jan 2024 (93,988,287)	069:Feb 2024 (93,715,541)	070:Mar 2024 (94,642,295)	071:Apr 2024 (96,103,362)	072:May 2024 (79,421,704)	073:Jun 2024 (79,017,165)	074:Jul 2024 (77,704,782)	075:Aug 2024 (76,532,507)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(12,108)	(12,108)	(12,108)	(12,108)	(12,108)	(12,108)	(12,108)	(12,108)	(12,108)	(12,108)	(12,108)
0	0	0	0	0	0	0	0	0	0	0
0	(65,062)	0	0	(65,062)	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	(9,659)	(9,659)	(9,659)	(9,659)	(9,659)	(9,659)
0	0	0	0	0	(1,340,525)	0	0	0	0	0
(35,286)	0	0	(35,286)	0	0	(35,286)	0	0	(35,286)	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	(94,169)	0	0	(94,169)	0	0	(94,169)	0	0	(94,169)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	(45,372)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0

Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page J 7

065:Oct 2023 (94,417,771)	066:Nov 2023 (93,768,334)	067:Dec 2023 (94,397,289)	068:Jan 2024 (93,988,287)	069:Feb 2024 (93,715,541)	070:Mar 2024 (94,642,295)	071:Apr 2024 (96,103,362)	072:May 2024 (79,421,704)	073:Jun 2024 (79,017,165)	074:Jul 2024 (77,704,782)	075:Aug 2024 (76,532,507)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(1,655,706)	(1,649,347)	(1,638,499)	(1,623,162)	(1,603,336)	(1,579,021)	(1,550,218)	(1,516,925)	(1,479,144)	(1,436,874)	(1,390,115)
(1,360,436)	(1,388,697)	(1,407,579)	(1,417,083)	(1,417,208)	(1,407,955)	(1,389,322)	(1,361,311)	(1,323,921)	(1,277,153)	(1,221,005)
(1,159,689)	(1,285,929)	(1,401,769)	(1,507,212)	(1,602,255)	(1,686,900)	(1,761,146)	(1,824,994)	(1,878,442)	(1,921,493)	(1,954,144)
0	0	0	0	0	(161,577)	(329,293)	(487,484)	(636,150)	(775,291)	(904,907)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0

Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page K 7

065:Oct 2023 (94,417,771)	066:Nov 2023 (93,768,334)	067:Dec 2023 (94,397,289)	068:Jan 2024 (93,988,287)	069:Feb 2024 (93,715,541)	070:Mar 2024 (94,642,295)	071:Apr 2024 (96,103,362)	072:May 2024 (79,421,704)	073:Jun 2024 (79,017,165)	074:Jul 2024 (77,704,782)	075:Aug 2024 (76,532,507)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(11,785)	(11,785)	(11,785)	(11,785)	(11,785)	(11,785)	(11,785)	(11,785)	(11,785)	(11,785)	(11,785)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(10,203)	(10,203)	(10,203)	(10,203)	(10,203)	(10,203)	(10,203)	(10,203)	(10,203)	(10,203)	(10,203)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(14,266)	(14,266)	(14,266)	(14,266)	(14,266)	(14,266)	(14,266)	(14,266)	(14,266)	(14,266)	(14,266)
(53,883)	(53,883)	(53,883)	(53,883)	(53,883)	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	(140,095)	(12,361)	(12,361)	(12,361)	(12,361)	(12,361)
(22,751)	(22,751)	(22,751)	(22,751)	(22,751)	(22,751)	(22,751)	(22,751)	(22,751)	(22,751)	(22,751)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(70,097)	(70,097)	(70,097)	(70,097)	(70,097)	(70,097)	(70,097)	(70,097)	(70,097)	(70,097)	(70,097)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	(32,747)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0

Detailed Cash flow (Merged Phases)

Page L 7

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Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page M 7

065:Oct 2023 (94,417,771)	066:Nov 2023 (93,768,334)	067:Dec 2023 (94,397,289)	068:Jan 2024 (93,988,287)	069:Feb 2024 (93,715,541)	070:Mar 2024 (94,642,295)	071:Apr 2024 (96,103,362)	072:May 2024 (79,421,704)	073:Jun 2024 (79,017,165)	074:Jul 2024 (77,704,782)	075:Aug 2024 (76,532,507)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(5,870)	(5,848)	(5,809)	(5,755)	(5,685)	(5,599)	(5,496)	(5,378)	(5,244)	(5,095)	(4,929)
(4,529)	(4,623)	(4,686)	(4,718)	(4,718)	(4,687)	(4,625)	(4,532)	(4,408)	(4,252)	(4,065)
(4,257)	(4,721)	(5,146)	(5,533)	(5,882)	(6,193)	(6,465)	(6,700)	(6,896)	(7,054)	(7,174)
0	0	0	0	0	(12,639)	(25,759)	(38,134)	(49,763)	(60,647)	(70,787)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0

Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page N 7

065:Oct 2023 (94,417,771)	066:Nov 2023 (93,768,334)	067:Dec 2023 (94,397,289)	068:Jan 2024 (93,988,287)	069:Feb 2024 (93,715,541)	070:Mar 2024 (94,642,295)	071:Apr 2024 (96,103,362)	072:May 2024 (79,421,704)	073:Jun 2024 (79,017,165)	074:Jul 2024 (77,704,782)	075:Aug 2024 (76,532,507)
(17,710)	(17,710)	(17,710)	(17,710)	(17,710)	(17,710)	(17,710)	(17,710)	(17,710)	(17,710)	(17,710)
0	0	0	0	0	(28,714)	(28,714)	(28,714)	(28,714)	(28,714)	(28,714)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
649,437	375,333	409,001	272,746	72,426	(1,461,067)	16,681,658	1,357,994	1,312,383	1,172,276	965,412
4.500%	4.500%	4.500%	4.500%	4.500%	4.500%	4.500%	4.500%	4.500%	4.500%	4.500%
0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
(334,500)	(332,065)	(334,423)	(332,889)	(331,867)	(335,342)	(340,335)	(277,779)	(276,262)	(271,340)	(266,944)
314,937	43,269	74,578	(60,143)	(259,441)	(1,796,409)	16,341,323	1,080,215	1,036,121	900,936	698,467
(94,440,558)	(94,397,289)	(94,322,711)	(94,382,854)	(94,642,295)	(96,438,704)	(80,097,381)	(79,017,165)	(77,981,044)	(77,080,109)	(76,381,641)

Detailed Cash flow (Merged Phases)

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Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page D 8

076:Sep 2024 (76,381,641)	077:Oct 2024 (75,311,591)	078:Nov 2024 (74,276,769)	079:Dec 2024 (74,098,417)	080:Jan 2025 (72,923,318)	081:Feb 2025 (71,775,050)	082:Mar 2025 (71,561,243)	083:Apr 2025 (64,234,204)	084:May 2025 (61,657,365)	085:Jun 2025 (60,126,365)	086:Jul 2025 (61,165,739)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(70,397)	(70,397)	(70,397)	(70,397)	(70,397)	(70,397)	(70,397)	(70,397)	(70,397)	(70,397)	(70,397)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	(60,537)	(60,537)	(60,537)	(60,537)	(60,537)
(3,887)	(3,887)	(3,887)	(3,887)	(3,887)	(3,887)	(3,887)	(3,887)	(3,887)	(3,887)	(3,887)
0	0	0	0	0	0	(37,502)	(37,502)	(37,502)	(37,502)	(37,502)
0	0	0	0	0	0	0	0	0	(7,358)	(7,358)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0

Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page E 8

076:Sep 2024	077:Oct 2024	078:Nov 2024	079:Dec 2024	080:Jan 2025	081:Feb 2025	082:Mar 2025	083:Apr 2025	084:May 2025	085:Jun 2025	086:Jul 2025
(76,381,641)	(75,311,591)	(74,276,769)	(74,098,417)	(72,923,318)	(71,775,050)	(71,561,243)	(64,234,204)	(61,657,365)	(60,126,365)	(61,165,739)

Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page F 8

076:Sep 2024	077:Oct 2024	078:Nov 2024	079:Dec 2024	080:Jan 2025	081:Feb 2025	082:Mar 2025	083:Apr 2025	084:May 2025	085:Jun 2025	086:Jul 2025
(76,381,641)	(75,311,591)	(74,276,769)	(74,098,417)	(72,923,318)	(71,775,050)	(71,561,243)	(64,234,204)	(61,657,365)	(60,126,365)	(61,165,739)

Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page G 8

076:Sep 2024	077:Oct 2024	078:Nov 2024	079:Dec 2024	080:Jan 2025	081:Feb 2025	082:Mar 2025	083:Apr 2025	084:May 2025	085:Jun 2025	086:Jul 2025
(76,381,641)	(75,311,591)	(74,276,769)	(74,098,417)	(72,923,318)	(71,775,050)	(71,561,243)	(64,234,204)	(61,657,365)	(60,126,365)	(61,165,739)

Detailed Cash flow (Merged Phases)

Page H 8

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Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page | 8

076:Sep 2024 (76,381,641)	077:Oct 2024 (75,311,591)	078:Nov 2024 (74,276,769)	079:Dec 2024 (74,098,417)	080:Jan 2025 (72,923,318)	081:Feb 2025 (71,775,050)	082:Mar 2025 (71,561,243)	083:Apr 2025 (64,234,204)	084:May 2025 (61,657,365)	085:Jun 2025 (60,126,365)	086:Jul 2025 (61,165,739)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(12,108)	(12,108)	(12,108)	(12,108)	(12,108)	(12,108)	(12,108)	(12,108)	(12,108)	(12,108)	(12,108)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(9,659)	(9,659)	(9,659)	(9,659)	(9,659)	(9,659)	(9,659)	(9,659)	(9,659)	(9,659)	(9,659)
0	0	0	0	0	0	0	0	0	0	0
0	(35,286)	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	(5,338)	(5,338)	(5,338)	(5,338)	(5,338)	(5,338)	(5,338)
0	0	(94,169)	0	0	(94,169)	0	0	(94,169)	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	(13,224)	(13,224)
0	0	0	0	0	0	0	0	0	(3,429,251)	0
0	0	(45,372)	0	0	(45,372)	0	0	(45,372)	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	(71,055)	0	0	(71,055)	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0

Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page J 8

076:Sep 2024 (76,381,641)	077:Oct 2024 (75,311,591)	078:Nov 2024 (74,276,769)	079:Dec 2024 (74,098,417)	080:Jan 2025 (72,923,318)	081:Feb 2025 (71,775,050)	082:Mar 2025 (71,561,243)	083:Apr 2025 (64,234,204)	084:May 2025 (61,657,365)	085:Jun 2025 (60,126,365)	086:Jul 2025 (61,165,739)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(1,338,867)	(1,283,130)	(1,222,904)	(1,158,190)	(1,088,987)	(1,015,294)	(937,113)	(854,443)	(767,284)	(675,637)	(579,500)
(1,155,479)	(1,080,575)	(996,291)	(902,629)	(799,588)	(687,169)	(565,370)	(434,193)	0	0	0
(1,976,398)	(1,988,252)	(1,989,708)	(1,980,765)	(1,961,424)	(1,931,683)	(1,891,545)	(1,841,007)	(1,780,071)	(1,708,737)	(1,627,004)
(1,024,999)	(1,135,566)	(1,236,608)	(1,328,125)	(1,410,118)	(1,482,586)	(1,545,528)	(1,598,947)	(1,642,840)	(1,677,209)	(1,702,052)
0	0	0	0	(82,650)	(173,783)	(258,821)	(337,762)	(410,608)	(477,358)	(538,012)
0	0	0	0	0	0	0	0	0	(193,147)	(388,980)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0

Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page K 8

076:Sep 2024 (76,381,641)	077:Oct 2024 (75,311,591)	078:Nov 2024 (74,276,769)	079:Dec 2024 (74,098,417)	080:Jan 2025 (72,923,318)	081:Feb 2025 (71,775,050)	082:Mar 2025 (71,561,243)	083:Apr 2025 (64,234,204)	084:May 2025 (61,657,365)	085:Jun 2025 (60,126,365)	086:Jul 2025 (61,165,739)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(11,785)	(11,785)	(11,785)	(11,785)	(11,785)	(11,785)	(11,785)	(11,785)	(11,785)	(11,785)	(11,785)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(10,203)	(10,203)	(10,203)	(10,203)	(10,203)	(10,203)	(10,203)	(10,203)	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(14,266)	(14,266)	(14,266)	(14,266)	(14,266)	(14,266)	(14,266)	(14,266)	(14,266)	(14,266)	(14,266)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(12,361)	(12,361)	(12,361)	(12,361)	(12,361)	(12,361)	(12,361)	(12,361)	(12,361)	(12,361)	(12,361)
(22,751)	(22,751)	(22,751)	(22,751)	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	(56,463)	(5,841)	(5,841)	(5,841)	(5,841)	(5,841)	(5,841)
(70,097)	(70,097)	(70,097)	(70,097)	(70,097)	(70,097)	(70,097)	(70,097)	(70,097)	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	(182,252)	(15,188)
(32,747)	(32,747)	(32,747)	(32,747)	(32,747)	(32,747)	(32,747)	(32,747)	(32,747)	(32,747)	(32,747)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	(51,818)	(51,818)	(51,818)	(51,818)	(51,818)	(51,818)

Detailed Cash flow (Merged Phases)

[illegible]

Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page M 8

076:Sep 2024 (76,381,641)	077:Oct 2024 (75,311,591)	078:Nov 2024 (74,276,769)	079:Dec 2024 (74,098,417)	080:Jan 2025 (72,923,318)	081:Feb 2025 (71,775,050)	082:Mar 2025 (71,561,243)	083:Apr 2025 (64,234,204)	084:May 2025 (61,657,365)	085:Jun 2025 (60,126,365)	086:Jul 2025 (61,165,739)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(4,747)	(4,549)	(4,336)	(4,106)	(3,861)	(3,600)	(3,323)	(3,030)	(2,720)	(2,396)	(2,055)
(3,847)	(3,598)	(3,317)	(3,005)	(2,662)	(2,288)	(1,882)	(1,446)	0	0	0
(7,256)	(7,299)	(7,304)	(7,272)	(7,201)	(7,091)	(6,944)	(6,758)	(6,535)	(6,273)	(5,973)
(80,181)	(88,830)	(96,734)	(103,893)	(110,307)	(115,976)	(120,899)	(125,078)	(128,512)	(131,200)	(133,144)
0	0	0	0	(9,239)	(19,426)	(28,931)	(37,755)	(45,898)	(53,360)	(60,140)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0

Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page N 8

076:Sep 2024 (76,381,641)	077:Oct 2024 (75,311,591)	078:Nov 2024 (74,276,769)	079:Dec 2024 (74,098,417)	080:Jan 2025 (72,923,318)	081:Feb 2025 (71,775,050)	082:Mar 2025 (71,561,243)	083:Apr 2025 (64,234,204)	084:May 2025 (61,657,365)	085:Jun 2025 (60,126,365)	086:Jul 2025 (61,165,739)
(17,710)	(17,710)	(17,710)	(17,710)	(17,710)	(17,710)	(17,710)	(17,710)	(17,710)	(17,710)	(17,710)
(28,714)	(28,714)	(28,714)	(28,714)	(28,714)	(28,714)	(28,714)	(28,714)	(28,714)	(28,714)	(28,714)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
1,070,051	1,034,822	965,582	1,175,099	1,148,268	974,138	7,327,038	2,576,839	2,208,906	(1,039,375)	2,444,363
4.500%	4.500%	4.500%	4.500%	4.500%	4.500%	4.500%	4.500%	4.500%	4.500%	4.500%
0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
(266,379)	(262,366)	(258,485)	(257,817)	(253,410)	(249,104)	(248,302)	(218,441)	(211,163)	(204,502)	(208,399)
803,672	772,456	707,097	917,282	894,858	725,034	7,078,736	2,358,399	1,997,743	(1,243,876)	2,235,963
(75,577,969)	(74,805,514)	(74,098,417)	(73,181,135)	(72,286,277)	(71,561,243)	(64,482,506)	(62,124,108)	(60,126,365)	(61,370,241)	(59,134,277)

Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page A 9

087:Aug 2025 (58,721,377)	088:Sep 2025 (56,422,828)	089:Oct 2025 (53,674,611)	090:Nov 2025 (51,021,399)	091:Dec 2025 (51,108,013)	092:Jan 2026 (50,635,860)	093:Feb 2026 (46,525,386)	094:Mar 2026 (46,034,399)	095:Apr 2026 (41,870,213)	096:May 2026 (42,935,094)	097:Jun 2026 (44,579,711)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
650,000	0	0	0	0	0	0	0	0	0	0
1,393,939	1,393,939	1,393,939	1,393,939	1,393,939	1,393,939	1,393,939	1,393,939	0	0	0
1,096,242	1,096,242	1,096,242	1,096,242	1,096,242	1,096,242	1,096,242	1,096,242	0	0	0
709,697	709,697	709,697	709,697	709,697	709,697	709,697	709,697	0	0	0
0	0	0	0	0	0	0	0	0	0	0
266,731	266,731	266,731	0	0	0	0	0	0	0	0
1,571,154	1,571,154	1,571,154	0	0	0	0	0	0	0	0
155,769	155,769	155,769	0	0	0	0	0	0	0	0
24,231	24,231	24,231	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
15,725	15,725	15,725	15,725	15,725	15,725	15,725	15,725	0	0	0
11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	0	0	0
0	0	0	0	0	0	0	285,000	0	0	0
77,500	77,500	77,500	77,500	77,500	77,500	77,500	77,500	0	0	0

Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page B 9

087:Aug 2025 (58,721,377)	088:Sep 2025 (56,422,828)	089:Oct 2025 (53,674,611)	090:Nov 2025 (51,021,399)	091:Dec 2025 (51,108,013)	092:Jan 2026 (50,635,860)	093:Feb 2026 (46,525,386)	094:Mar 2026 (46,034,399)	095:Apr 2026 (41,870,213)	096:May 2026 (42,935,094)	097:Jun 2026 (44,579,711)
52,083	52,083	52,083	52,083	52,083	52,083	52,083	52,083	0	0	0
1,085,485	1,085,485	1,085,485	1,085,485	1,085,485	1,085,485	1,085,485	1,085,485	0	0	0
306,706	306,706	306,706	306,706	306,706	306,706	306,706	306,706	0	0	0
284,798	284,798	284,798	284,798	284,798	284,798	284,798	284,798	0	0	0
0	0	0	0	0	0	0	614,000	0	0	0
0	0	0	0	0	0	0	50,000	0	0	0
16,440	16,440	16,440	16,440	16,440	16,440	16,440	16,440	16,440	16,440	16,440
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	200,000	200,000	200,000	200,000
0	0	0	0	0	0	0	66,667	66,667	66,667	66,667
0	0	0	0	0	0	0	1,053,472	1,053,472	1,053,472	1,053,472
0	0	0	0	0	0	0	430,000	430,000	430,000	430,000
0	0	0	0	0	0	0	333,333	333,333	333,333	333,333
213,055	213,055	213,055	213,055	213,055	213,055	213,055	213,055	213,055	213,055	213,055
19,727	19,727	19,727	19,727	19,727	19,727	19,727	19,727	19,727	19,727	19,727
387,765	387,765	387,765	387,765	387,765	387,765	387,765	387,765	387,765	387,765	387,765
0	0	0	0	0	0	0	0	0	0	0
16,440	16,440	16,440	16,440	16,440	16,440	16,440	16,440	16,440	16,440	16,440
0	0	0	0	0	1,126,030	154,553	154,553	154,553	154,553	154,553
0	0	0	0	0	788,698	108,253	108,253	108,253	108,253	108,253
0	0	0	0	0	788,702	108,253	108,253	108,253	108,253	108,253
0	0	0	0	0	826,709	113,470	113,470	113,470	113,470	113,470
0	0	0	0	0	0	0	0	0	0	1,807,800
0	0	0	0	0	0	0	0	0	0	854,400
0	0	0	0	0	0	0	0	0	0	208,000
245,270	245,270	245,270	245,270	245,270	245,270	245,270	245,270	245,270	245,270	245,270
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0

Detailed Cash flow (Merged Phases)

[illegible]

Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page D 9

087:Aug 2025 (58,721,377)	088:Sep 2025 (56,422,828)	089:Oct 2025 (53,674,611)	090:Nov 2025 (51,021,399)	091:Dec 2025 (51,108,013)	092:Jan 2026 (50,635,860)	093:Feb 2026 (46,525,386)	094:Mar 2026 (46,034,399)	095:Apr 2026 (41,870,213)	096:May 2026 (42,935,094)	097:Jun 2026 (44,579,711)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(70,397)	(70,397)	(70,397)	(70,397)	(70,397)	(70,397)	(70,397)	(70,397)	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(60,537)	(60,537)	(60,537)	(60,537)	(60,537)	(60,537)	(60,537)	(60,537)	(60,537)	(60,537)	(60,537)
(3,887)	(3,887)	(3,887)	(3,887)	(3,887)	(3,887)	(3,887)	(3,887)	0	0	0
(37,502)	(37,502)	(37,502)	(37,502)	(37,502)	(37,502)	(37,502)	(37,502)	(37,502)	(37,502)	(37,502)
(7,358)	(7,358)	(7,358)	(7,358)	(7,358)	(7,358)	(7,358)	(7,358)	(7,358)	(7,358)	(93,464)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0

Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page E 9

087:Aug 2025 (58,721,377)	088:Sep 2025 (56,422,828)	089:Oct 2025 (53,674,611)	090:Nov 2025 (51,021,399)	091:Dec 2025 (51,108,013)	092:Jan 2026 (50,635,860)	093:Feb 2026 (46,525,386)	094:Mar 2026 (46,034,399)	095:Apr 2026 (41,870,213)	096:May 2026 (42,935,094)	097:Jun 2026 (44,579,711)
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Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page F 9

087:Aug 2025 (58,721,377)	088:Sep 2025 (56,422,828)	089:Oct 2025 (53,674,611)	090:Nov 2025 (51,021,399)	091:Dec 2025 (51,108,013)	092:Jan 2026 (50,635,860)	093:Feb 2026 (46,525,386)	094:Mar 2026 (46,034,399)	095:Apr 2026 (41,870,213)	096:May 2026 (42,935,094)	097:Jun 2026 (44,579,711)
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Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page G 9

087:Aug 2025 (58,721,377)	088:Sep 2025 (56,422,828)	089:Oct 2025 (53,674,611)	090:Nov 2025 (51,021,399)	091:Dec 2025 (51,108,013)	092:Jan 2026 (50,635,860)	093:Feb 2026 (46,525,386)	094:Mar 2026 (46,034,399)	095:Apr 2026 (41,870,213)	096:May 2026 (42,935,094)	097:Jun 2026 (44,579,711)
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Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page H 9

087:Aug 2025 (58,721,377)	088:Sep 2025 (56,422,828)	089:Oct 2025 (53,674,611)	090:Nov 2025 (51,021,399)	091:Dec 2025 (51,108,013)	092:Jan 2026 (50,635,860)	093:Feb 2026 (46,525,386)	094:Mar 2026 (46,034,399)	095:Apr 2026 (41,870,213)	096:May 2026 (42,935,094)	097:Jun 2026 (44,579,711)
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Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page | 9

087:Aug 2025 (58,721,377)	088:Sep 2025 (56,422,828)	089:Oct 2025 (53,674,611)	090:Nov 2025 (51,021,399)	091:Dec 2025 (51,108,013)	092:Jan 2026 (50,635,860)	093:Feb 2026 (46,525,386)	094:Mar 2026 (46,034,399)	095:Apr 2026 (41,870,213)	096:May 2026 (42,935,094)	097:Jun 2026 (44,579,711)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(12,108)	(12,108)	(12,108)	(12,108)	(12,108)	(12,108)	(12,108)	(12,108)	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(9,659)	(9,659)	(9,659)	(9,659)	(9,659)	(9,659)	(9,659)	(9,659)	(9,659)	(9,659)	(9,659)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(5,338)	(5,338)	(5,338)	(5,338)	(5,338)	(5,338)	(5,338)	(5,338)	(5,338)	(5,338)	(5,338)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(13,224)	(13,224)	(13,224)	(13,224)	(13,224)	(13,224)	(13,224)	(13,224)	(13,224)	(13,224)	(13,224)
0	0	0	0	0	0	0	0	0	0	0
(45,372)	0	0	(45,372)	0	0	(45,372)	0	0	(45,372)	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	(7,605)
0	0	0	0	0	0	0	0	0	0	(1,652,275)
(71,055)	0	0	(71,055)	0	0	(71,055)	0	0	(71,055)	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	(88,177)	0	0	(88,177)	0	0	(88,177)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0

Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page J 9

087:Aug 2025 (58,721,377)	088:Sep 2025 (56,422,828)	089:Oct 2025 (53,674,611)	090:Nov 2025 (51,021,399)	091:Dec 2025 (51,108,013)	092:Jan 2026 (50,635,860)	093:Feb 2026 (46,525,386)	094:Mar 2026 (46,034,399)	095:Apr 2026 (41,870,213)	096:May 2026 (42,935,094)	097:Jun 2026 (44,579,711)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(478,875)	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(1,534,872)	(1,432,341)	(1,319,412)	(1,196,085)	(1,062,358)	(918,233)	(763,710)	(598,788)	0	0	0
(1,717,371)	(1,723,166)	(1,719,435)	(1,706,180)	(1,683,400)	(1,651,095)	(1,609,265)	(1,557,911)	(1,497,031)	(1,426,627)	(1,346,699)
(592,570)	(641,032)	(683,399)	(719,669)	(749,844)	(773,923)	(791,905)	(803,792)	(809,584)	(809,279)	(802,878)
(574,324)	(749,181)	(913,549)	(1,067,429)	(1,210,821)	(1,343,724)	(1,466,139)	(1,578,066)	(1,679,505)	(1,770,455)	(1,850,918)
0	0	0	0	0	0	0	0	0	0	(118,414)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0

Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page K 9

087:Aug 2025 (58,721,377)	088:Sep 2025 (56,422,828)	089:Oct 2025 (53,674,611)	090:Nov 2025 (51,021,399)	091:Dec 2025 (51,108,013)	092:Jan 2026 (50,635,860)	093:Feb 2026 (46,525,386)	094:Mar 2026 (46,034,399)	095:Apr 2026 (41,870,213)	096:May 2026 (42,935,094)	097:Jun 2026 (44,579,711)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(11,785)	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(14,266)	(14,266)	(14,266)	(14,266)	(14,266)	(14,266)	(14,266)	(14,266)	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(12,361)	(12,361)	(12,361)	(12,361)	(12,361)	(12,361)	(12,361)	(12,361)	(12,361)	(12,361)	(12,361)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(5,841)	(5,841)	(5,841)	(5,841)	(5,841)	(5,841)	(5,841)	(5,841)	(5,841)	(5,841)	(5,841)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(15,188)	(15,188)	(15,188)	(15,188)	(15,188)	(15,188)	(15,188)	(15,188)	(15,188)	(15,188)	(15,188)
(32,747)	(32,747)	(32,747)	(32,747)	(32,747)	(32,747)	(32,747)	(32,747)	(32,747)	(32,747)	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	(85,141)
(51,818)	(51,818)	(51,818)	(51,818)	(51,818)	(51,818)	(51,818)	(51,818)	(51,818)	(51,818)	(51,818)

Detailed Cash flow (Merged Phases)

[illegible]

Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page M 9

087:Aug 2025 (58,721,377)	088:Sep 2025 (56,422,828)	089:Oct 2025 (53,674,611)	090:Nov 2025 (51,021,399)	091:Dec 2025 (51,108,013)	092:Jan 2026 (50,635,860)	093:Feb 2026 (46,525,386)	094:Mar 2026 (46,034,399)	095:Apr 2026 (41,870,213)	096:May 2026 (42,935,094)	097:Jun 2026 (44,579,711)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(1,698)	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(5,635)	(5,258)	(4,844)	(4,391)	(3,900)	(3,371)	(2,804)	(2,198)	0	0	0
(134,342)	(134,795)	(134,503)	(133,466)	(131,684)	(129,157)	(125,885)	(121,868)	(117,106)	(111,598)	(105,346)
(66,238)	(71,655)	(76,391)	(80,445)	(83,818)	(86,510)	(88,520)	(89,849)	(90,496)	(90,462)	(89,747)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0

Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page N 9

087:Aug 2025 (58,721,377)	088:Sep 2025 (56,422,828)	089:Oct 2025 (53,674,611)	090:Nov 2025 (51,021,399)	091:Dec 2025 (51,108,013)	092:Jan 2026 (50,635,860)	093:Feb 2026 (46,525,386)	094:Mar 2026 (46,034,399)	095:Apr 2026 (41,870,213)	096:May 2026 (42,935,094)	097:Jun 2026 (44,579,711)
(17,710)	(17,710)	(17,710)	(17,710)	(17,710)	(17,710)	(17,710)	(17,710)	(17,710)	(17,710)	(17,710)
(28,714)	(28,714)	(28,714)	(28,714)	(28,714)	(28,714)	(28,714)	(28,714)	(28,714)	(28,714)	(28,714)
0	0	0	0	0	0	0	0	0	0	(56,710)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
2,908,244	2,748,217	2,653,212	462,232	472,153	4,110,474	1,006,781	4,164,186	(1,064,881)	(1,196,211)	(259,555)
4.500%	4.500%	4.500%	4.500%	4.500%	4.500%	4.500%	4.500%	4.500%	4.500%	4.500%
0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
(196,795)	(190,613)	(180,307)	(177,925)	(178,250)	(176,479)	(161,065)	(147,852)	(148,281)	(152,274)	(147,678)
2,711,449	2,557,604	2,472,905	284,307	293,903	3,933,995	845,716	4,016,334	(1,213,162)	(1,348,485)	(407,233)
(56,422,828)	(53,865,225)	(51,392,320)	(51,108,013)	(50,814,110)	(46,880,115)	(46,034,399)	(42,018,065)	(43,231,227)	(44,579,711)	(44,986,944)

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Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page B 10

098:Jul 2026 (44,839,266)	099:Aug 2026 (43,371,318)	100:Sep 2026 (42,467,264)	101:Oct 2026 (41,158,011)	102:Nov 2026 (39,741,525)	103:Dec 2026 (38,744,965)	104:Jan 2027 (37,625,736)	105:Feb 2027 (35,523,110)	106:Mar 2027 (34,725,290)	107:Apr 2027 (33,840,663)	108:May 2027 (32,881,909)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
16,440	16,440	16,440	16,440	16,440	16,440	16,440	0	0	0	0
0	0	0	0	0	0	660,000	0	0	0	0
200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000
66,667	66,667	66,667	66,667	66,667	66,667	66,667	66,667	66,667	66,667	66,667
1,053,472	1,053,472	1,053,472	1,053,472	1,053,472	1,053,472	1,053,472	1,053,472	1,053,472	1,053,472	1,053,472
430,000	430,000	430,000	430,000	430,000	430,000	430,000	430,000	430,000	430,000	430,000
333,333	333,333	333,333	333,333	333,333	333,333	333,333	333,333	333,333	333,333	333,333
213,055	213,055	213,055	213,055	213,055	213,055	213,055	0	0	0	0
19,727	19,727	19,727	19,727	19,727	19,727	19,727	0	0	0	0
387,765	387,765	387,765	387,765	387,765	387,765	387,765	0	0	0	0
0	0	0	0	0	0	90,000	0	0	0	0
16,440	16,440	16,440	16,440	16,440	16,440	16,440	0	0	0	0
154,553	154,553	154,553	154,553	154,553	154,553	154,553	154,553	154,553	154,553	154,553
108,253	108,253	108,253	108,253	108,253	108,253	108,253	108,253	108,253	108,253	108,253
108,253	108,253	108,253	108,253	108,253	108,253	108,253	108,253	108,253	108,253	108,253
113,470	113,470	113,470	113,470	113,470	113,470	113,470	113,470	113,470	113,470	113,470
1,807,800	1,807,800	1,807,800	1,807,800	1,807,800	1,807,800	1,807,800	1,807,800	1,807,800	1,807,800	1,807,800
854,400	854,400	854,400	854,400	854,400	854,400	854,400	854,400	854,400	854,400	854,400
208,000	208,000	208,000	208,000	208,000	208,000	208,000	208,000	208,000	208,000	208,000
245,270	245,270	245,270	245,270	245,270	245,270	245,270	245,270	245,270	245,270	245,270
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0

Detailed Cash flow (Merged Phases)

Page D 10

Project: S:\ASSETS AND INVESTMENT\REGENERATION\02 Physical\Grahame Park\Viability\Plots 10-12 2019 application\Argus\Heybourne Park_v34.8 FVA Scenario 1 No equity v3.0.wcfx
ARGUS Developer Version: 8.00.000 Report Date: 25/11/2019

Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page E 10

098:Jul 2026	099:Aug 2026	100:Sep 2026	101:Oct 2026	102:Nov 2026	103:Dec 2026	104:Jan 2027	105:Feb 2027	106:Mar 2027	107:Apr 2027	108:May 2027
(44,839,266)	(43,371,318)	(42,467,264)	(41,158,011)	(39,741,525)	(38,744,965)	(37,625,736)	(35,523,110)	(34,725,290)	(33,840,663)	(32,881,909)

Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page F 10

098:Jul 2026	099:Aug 2026	100:Sep 2026	101:Oct 2026	102:Nov 2026	103:Dec 2026	104:Jan 2027	105:Feb 2027	106:Mar 2027	107:Apr 2027	108:May 2027
(44,839,266)	(43,371,318)	(42,467,264)	(41,158,011)	(39,741,525)	(38,744,965)	(37,625,736)	(35,523,110)	(34,725,290)	(33,840,663)	(32,881,909)

Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page G 10

098:Jul 2026	099:Aug 2026	100:Sep 2026	101:Oct 2026	102:Nov 2026	103:Dec 2026	104:Jan 2027	105:Feb 2027	106:Mar 2027	107:Apr 2027	108:May 2027
(44,839,266)	(43,371,318)	(42,467,264)	(41,158,011)	(39,741,525)	(38,744,965)	(37,625,736)	(35,523,110)	(34,725,290)	(33,840,663)	(32,881,909)

Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page H 10

098:Jul 2026	099:Aug 2026	100:Sep 2026	101:Oct 2026	102:Nov 2026	103:Dec 2026	104:Jan 2027	105:Feb 2027	106:Mar 2027	107:Apr 2027	108:May 2027
(44,839,266)	(43,371,318)	(42,467,264)	(41,158,011)	(39,741,525)	(38,744,965)	(37,625,736)	(35,523,110)	(34,725,290)	(33,840,663)	(32,881,909)

0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0

Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page | 10

098:Jul 2026 (44,839,266)	099:Aug 2026 (43,371,318)	100:Sep 2026 (42,467,264)	101:Oct 2026 (41,158,011)	102:Nov 2026 (39,741,525)	103:Dec 2026 (38,744,965)	104:Jan 2027 (37,625,736)	105:Feb 2027 (35,523,110)	106:Mar 2027 (34,725,290)	107:Apr 2027 (33,840,663)	108:May 2027 (32,881,909)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(9,659)	(9,659)	(9,659)	(9,659)	(9,659)	(9,659)	(9,659)	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(5,338)	(5,338)	(5,338)	(5,338)	(5,338)	(5,338)	(5,338)	(5,338)	(5,338)	(5,338)	(5,338)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(13,224)	(13,224)	(13,224)	(13,224)	(13,224)	(13,224)	(13,224)	(13,224)	(13,224)	(13,224)	(13,224)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(7,605)	(7,605)	(7,605)	(7,605)	(7,605)	(7,605)	(7,605)	(7,605)	(7,605)	(7,605)	(7,605)
0	0	0	0	0	0	0	0	0	0	0
0	(71,055)	0	0	(71,055)	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	(10,548)	(10,548)	(10,548)	(10,548)	(10,548)	(10,548)
0	0	(88,177)	0	0	(88,177)	0	0	(88,177)	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	(58,214)	0	0	(58,214)	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0

Detailed Cash flow (Merged Phases)

Page J 10

[illegible]

Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page L 10

098:Jul 2026 (44,839,266)	099:Aug 2026 (43,371,318)	100:Sep 2026 (42,467,264)	101:Oct 2026 (41,158,011)	102:Nov 2026 (39,741,525)	103:Dec 2026 (38,744,965)	104:Jan 2027 (37,625,736)	105:Feb 2027 (35,523,110)	106:Mar 2027 (34,725,290)	107:Apr 2027 (33,840,663)	108:May 2027 (32,881,909)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	(134,728)	(11,888)	(11,888)	(11,888)	(11,888)	(11,888)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	(46,619)	(46,619)	(46,619)	(46,619)	(46,619)	(46,619)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(12,572)	(11,583)	(10,498)	(9,317)	(8,042)	(6,671)	(5,205)	0	0	0	0
(7,904)	(7,718)	(7,471)	(7,163)	(6,794)	(6,365)	(5,874)	(5,322)	(4,710)	(4,036)	(3,301)
(19,209)	(19,804)	(20,294)	(20,679)	(20,959)	(21,134)	(21,205)	(21,170)	(21,031)	(20,787)	(20,438)
(2,474)	(3,680)	(4,803)	(5,843)	(6,800)	(7,673)	(8,463)	(9,170)	(9,793)	(10,333)	(10,790)

Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page M 10

098:Jul 2026 (44,839,266)	099:Aug 2026 (43,371,318)	100:Sep 2026 (42,467,264)	101:Oct 2026 (41,158,011)	102:Nov 2026 (39,741,525)	103:Dec 2026 (38,744,965)	104:Jan 2027 (37,625,736)	105:Feb 2027 (35,523,110)	106:Mar 2027 (34,725,290)	107:Apr 2027 (33,840,663)	108:May 2027 (32,881,909)
0	0	0	0	0	(1,554)	(3,167)	(4,688)	(6,118)	(7,456)	(8,702)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(98,348)	(90,606)	(82,118)	(72,885)	(62,907)	(52,185)	(40,716)	0	0	0	0
(88,350)	(86,271)	(83,512)	(80,071)	(75,948)	(71,144)	(65,659)	(59,492)	(52,644)	(45,115)	(36,904)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	(596)	(1,215)	(1,798)	(2,346)	(2,860)	(3,338)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0

Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page N 10

098:Jul 2026 (44,839,266)	099:Aug 2026 (43,371,318)	100:Sep 2026 (42,467,264)	101:Oct 2026 (41,158,011)	102:Nov 2026 (39,741,525)	103:Dec 2026 (38,744,965)	104:Jan 2027 (37,625,736)	105:Feb 2027 (35,523,110)	106:Mar 2027 (34,725,290)	107:Apr 2027 (33,840,663)	108:May 2027 (32,881,909)
(17,710)	(17,710)	(17,710)	(17,710)	(17,710)	(17,710)	(17,710)	(17,710)	(17,710)	0	0
(28,714)	(28,714)	(28,714)	(28,714)	(28,714)	(28,714)	(28,714)	0	0	0	0
(56,710)	(56,710)	(56,710)	(56,710)	(56,710)	(56,710)	(56,710)	(56,710)	(56,710)	(56,710)	(56,710)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
1,467,948	1,343,529	1,309,253	1,416,486	1,400,698	1,119,229	2,102,626	1,156,121	884,626	958,754	964,450
4.500%	4.500%	4.500%	4.500%	4.500%	4.500%	4.500%	4.500%	4.500%	4.500%	4.500%
0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
(148,651)	(143,146)	(139,756)	(134,847)	(129,535)	(125,798)	(118,788)	(113,716)	(110,724)	(107,406)	(103,811)
1,319,297	1,200,382	1,169,497	1,281,640	1,271,164	993,431	1,983,838	1,042,405	773,903	851,348	860,639
(43,667,647)	(42,467,264)	(41,297,768)	(40,016,128)	(38,744,965)	(37,751,533)	(35,767,695)	(34,725,290)	(33,951,387)	(33,100,040)	(32,239,400)

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Page B 11

Project: S:\ASSETS AND INVESTMENT\REGENERATION\02 Physical\Grahame Park\Viability\Plots 10-12 2019 application\Argus\Heybourne Park_v34.8 FVA Scenario 1 No equity v3.0.wcfx
ARGUS Developer Version: 8.00.000 Report Date: 25/11/2019

Detailed Cash flow (Merged Phases)

[illegible]

Detailed Cash flow (Merged Phases)

Project: S:\ASSETS AND INVESTMENT\REGENERATION\02 Physical\Grahame Park\Viability\Plots 10-12 2019 application\Argus\Heybourne Park_v34.8 FVA Scenario 1 No equity v3.0.wcfx
ARGUS Developer Version: 8.00.000 Report Date: 25/11/2019

Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page E 11

109:Jun 2027	110:Jul 2027	111:Aug 2027	112:Sep 2027	113:Oct 2027	114:Nov 2027	115:Dec 2027	116:Jan 2028	117:Feb 2028	118:Mar 2028	119:Apr 2028
(32,239,400)	(31,497,484)	(30,950,447)	(30,882,414)	(32,661,878)	(34,671,163)	(37,083,496)	(27,536,118)	(28,503,263)	(29,901,437)	(30,977,227)

Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page F 11

109:Jun 2027	110:Jul 2027	111:Aug 2027	112:Sep 2027	113:Oct 2027	114:Nov 2027	115:Dec 2027	116:Jan 2028	117:Feb 2028	118:Mar 2028	119:Apr 2028
(32,239,400)	(31,497,484)	(30,950,447)	(30,882,414)	(32,661,878)	(34,671,163)	(37,083,496)	(27,536,118)	(28,503,263)	(29,901,437)	(30,977,227)

Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page G 11

109:Jun 2027	110:Jul 2027	111:Aug 2027	112:Sep 2027	113:Oct 2027	114:Nov 2027	115:Dec 2027	116:Jan 2028	117:Feb 2028	118:Mar 2028	119:Apr 2028
(32,239,400)	(31,497,484)	(30,950,447)	(30,882,414)	(32,661,878)	(34,671,163)	(37,083,496)	(27,536,118)	(28,503,263)	(29,901,437)	(30,977,227)

Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page H 11

109:Jun 2027	110:Jul 2027	111:Aug 2027	112:Sep 2027	113:Oct 2027	114:Nov 2027	115:Dec 2027	116:Jan 2028	117:Feb 2028	118:Mar 2028	119:Apr 2028
(32,239,400)	(31,497,484)	(30,950,447)	(30,882,414)	(32,661,878)	(34,671,163)	(37,083,496)	(27,536,118)	(28,503,263)	(29,901,437)	(30,977,227)

0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
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0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
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0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0

Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page J 11

109:Jun 2027 (32,239,400)	110:Jul 2027 (31,497,484)	111:Aug 2027 (30,950,447)	112:Sep 2027 (30,882,414)	113:Oct 2027 (32,661,878)	114:Nov 2027 (34,671,163)	115:Dec 2027 (37,083,496)	116:Jan 2028 (27,536,118)	117:Feb 2028 (28,503,263)	118:Mar 2028 (29,901,437)	119:Apr 2028 (30,977,227)
0	0	(72,339)	0	0	(72,339)	0	0	(72,339)	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(250,591)	0	0	0	0	0	0	0	0	0	0
(1,998,382)	(1,942,498)	(1,876,124)	(1,799,263)	(1,711,914)	(1,614,076)	(1,505,750)	(1,386,936)	(1,257,633)	(1,117,842)	(967,563)
(1,116,288)	(1,145,293)	(1,165,968)	(1,178,311)	(1,182,324)	(1,178,006)	(1,165,357)	(1,144,377)	(1,115,066)	(1,077,424)	(1,031,452)
(985,726)	(1,092,056)	(1,189,227)	(1,277,238)	(1,356,089)	(1,425,780)	(1,486,311)	(1,537,683)	(1,579,894)	(1,612,946)	(1,636,838)
0	0	0	0	(188,400)	(379,421)	(560,211)	(730,770)	(891,100)	(1,041,198)	(1,181,066)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0

Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page L 11

109:Jun 2027 (32,239,400)	110:Jul 2027 (31,497,484)	111:Aug 2027 (30,950,447)	112:Sep 2027 (30,882,414)	113:Oct 2027 (32,661,878)	114:Nov 2027 (34,671,163)	115:Dec 2027 (37,083,496)	116:Jan 2028 (27,536,118)	117:Feb 2028 (28,503,263)	118:Mar 2028 (29,901,437)	119:Apr 2028 (30,977,227)
0	0	0	0	0	0	0	0	0	0	0
(11,888)	(11,888)	(11,888)	(11,888)	(11,888)	(11,888)	(11,888)	(11,888)	(11,888)	(11,888)	(11,888)
0	(68,374)	(68,374)	(68,374)	(68,374)	(68,374)	(68,374)	(68,374)	(68,374)	(68,374)	(68,374)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	(177,773)	(14,814)	(14,814)	(14,814)	(14,814)	(14,814)	(14,814)
(46,619)	(46,619)	(46,619)	(46,619)	(46,619)	(46,619)	(46,619)	(46,619)	(46,619)	(46,619)	(46,619)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	(57,716)	(57,716)	(57,716)	(57,716)	(57,716)	(57,716)	(57,716)	(57,716)	(57,716)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(2,506)	0	0	0	0	0	0	0	0	0	0
(19,984)	(19,425)	(18,761)	(17,993)	(17,119)	(16,141)	(15,057)	(13,869)	(12,576)	(11,178)	(9,676)
(11,163)	(11,453)	(11,660)	(11,783)	(11,823)	(11,780)	(11,654)	(11,444)	(11,151)	(10,774)	(10,315)

Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page M 11

109:Jun 2027 (32,239,400)	110:Jul 2027 (31,497,484)	111:Aug 2027 (30,950,447)	112:Sep 2027 (30,882,414)	113:Oct 2027 (32,661,878)	114:Nov 2027 (34,671,163)	115:Dec 2027 (37,083,496)	116:Jan 2028 (27,536,118)	117:Feb 2028 (28,503,263)	118:Mar 2028 (29,901,437)	119:Apr 2028 (30,977,227)
(9,857)	(10,921)	(11,892)	(12,772)	(13,561)	(14,258)	(14,863)	(15,377)	(15,799)	(16,129)	(16,368)
0	0	0	0	(1,884)	(3,794)	(5,602)	(7,308)	(8,911)	(10,412)	(11,811)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(28,011)	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(3,781)	(4,189)	(4,561)	(4,899)	(5,201)	(5,469)	(5,701)	(5,898)	(6,060)	(6,186)	(6,278)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0

Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page N 11

109:Jun 2027 (32,239,400)	110:Jul 2027 (31,497,484)	111:Aug 2027 (30,950,447)	112:Sep 2027 (30,882,414)	113:Oct 2027 (32,661,878)	114:Nov 2027 (34,671,163)	115:Dec 2027 (37,083,496)	116:Jan 2028 (27,536,118)	117:Feb 2028 (28,503,263)	118:Mar 2028 (29,901,437)	119:Apr 2028 (30,977,227)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(56,710)	(56,710)	(56,710)	(56,710)	(56,710)	(56,710)	(56,710)	(56,710)	(56,710)	(56,710)	(56,710)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
741,916	547,037	364,623	(1,779,464)	(2,009,285)	(2,079,074)	9,547,379	(967,145)	(1,084,013)	(1,075,789)	(984,851)
4.500%	4.500%	4.500%	4.500%	4.500%	4.500%	4.500%	4.500%	4.500%	4.500%	4.500%
0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
(101,402)	(98,620)	(96,568)	(104,126)	(110,799)	(118,334)	(127,380)	(91,577)	(95,204)	(100,447)	(104,482)
640,514	448,418	268,054	(1,883,590)	(2,120,084)	(2,197,408)	9,419,998	(1,058,723)	(1,179,217)	(1,176,237)	(1,089,332)
(31,598,886)	(31,150,468)	(30,882,414)	(32,766,004)	(34,886,088)	(37,083,496)	(27,663,498)	(28,722,220)	(29,901,437)	(31,077,674)	(32,167,006)

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Detailed Cash flow (Merged Phases)

Project: S:\ASSETS AND INVESTMENT\REGENERATION\02 Physical\Grahame Park\Viability\Plots 10-12 2019 application\Argus\Heybourne Park_v34.8 FVA Scenario 1 No equity v3.0.wcfx
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Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page C 12

120:May 2028 (31,962,077)	121:Jun 2028 (33,261,019)	122:Jul 2028 (28,513,061)	123:Aug 2028 (28,085,544)	124:Sep 2028 (28,014,410)	125:Oct 2028 (27,630,919)	126:Nov 2028 (13,078,853)	127:Dec 2028 (11,703,743)	128:Jan 2029 (9,858,959)	129:Feb 2029 (7,937,795)	130:Mar 2029 (6,262,296)
0	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000
0	0	0	0	0	0	0	230,000	0	0	0
123,408	123,408	123,408	123,408	123,408	123,408	123,408	123,408	123,408	123,408	123,408
88,167	88,167	88,167	88,167	88,167	88,167	88,167	88,167	88,167	88,167	88,167
171,148	171,148	171,148	171,148	171,148	171,148	171,148	171,148	171,148	171,148	171,148
43,490	43,490	43,490	43,490	43,490	43,490	43,490	43,490	43,490	43,490	43,490
28,520	28,520	28,520	28,520	28,520	28,520	28,520	28,520	28,520	28,520	28,520
0	0	0	0	0	0	0	0	0	0	0
388,523	388,523	388,523	388,523	388,523	388,523	388,523	388,523	388,523	388,523	388,523
9,902	9,902	9,902	9,902	9,902	9,902	9,902	9,902	9,902	9,902	9,902
391,369	391,369	391,369	391,369	391,369	391,369	391,369	391,369	391,369	391,369	391,369
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	2,140,960	208,149	208,149	208,149	208,149	208,149
0	0	0	0	0	977,982	95,082	95,082	95,082	95,082	95,082
0	0	0	0	0	1,173,586	114,099	114,099	114,099	114,099	114,099
0	0	0	0	0	461,303	44,849	44,849	44,849	44,849	44,849
0	0	0	0	0	268,905	26,144	26,144	26,144	26,144	26,144
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	6,045,060	587,714	587,714	587,714	587,714	587,714
0	0	0	0	0	1,493,760	145,227	145,227	145,227	145,227	145,227
0	0	0	0	0	1,738,493	169,020	169,020	169,020	169,020	169,020
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0

Detailed Cash flow (Merged Phases)

Page D 12

Project: S:\ASSETS AND INVESTMENT\REGENERATION\02 Physical\Grahame Park\Viability\Plots 10-12 2019 application\Argus\Heybourne Park_v34.8 FVA Scenario 1 No equity v3.0.wcfx
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Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page E 12

120:May 2028	121:Jun 2028	122:Jul 2028	123:Aug 2028	124:Sep 2028	125:Oct 2028	126:Nov 2028	127:Dec 2028	128:Jan 2029	129:Feb 2029	130:Mar 2029
(31,962,077)	(33,261,019)	(28,513,061)	(28,085,544)	(28,014,410)	(27,630,919)	(13,078,853)	(11,703,743)	(9,858,959)	(7,937,795)	(6,262,296)

Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page F 12

120:May 2028	121:Jun 2028	122:Jul 2028	123:Aug 2028	124:Sep 2028	125:Oct 2028	126:Nov 2028	127:Dec 2028	128:Jan 2029	129:Feb 2029	130:Mar 2029
(31,962,077)	(33,261,019)	(28,513,061)	(28,085,544)	(28,014,410)	(27,630,919)	(13,078,853)	(11,703,743)	(9,858,959)	(7,937,795)	(6,262,296)

Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page G 12

120:May 2028	121:Jun 2028	122:Jul 2028	123:Aug 2028	124:Sep 2028	125:Oct 2028	126:Nov 2028	127:Dec 2028	128:Jan 2029	129:Feb 2029	130:Mar 2029
(31,962,077)	(33,261,019)	(28,513,061)	(28,085,544)	(28,014,410)	(27,630,919)	(13,078,853)	(11,703,743)	(9,858,959)	(7,937,795)	(6,262,296)

Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page H 12

120:May 2028	121:Jun 2028	122:Jul 2028	123:Aug 2028	124:Sep 2028	125:Oct 2028	126:Nov 2028	127:Dec 2028	128:Jan 2029	129:Feb 2029	130:Mar 2029
(31,962,077)	(33,261,019)	(28,513,061)	(28,085,544)	(28,014,410)	(27,630,919)	(13,078,853)	(11,703,743)	(9,858,959)	(7,937,795)	(6,262,296)

0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0

Detailed Cash flow (Merged Phases)

[illegible]

Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page J 12

120:May 2028 (31,962,077)	121:Jun 2028 (33,261,019)	122:Jul 2028 (28,513,061)	123:Aug 2028 (28,085,544)	124:Sep 2028 (28,014,410)	125:Oct 2028 (27,630,919)	126:Nov 2028 (13,078,853)	127:Dec 2028 (11,703,743)	128:Jan 2029 (9,858,959)	129:Feb 2029 (7,937,795)	130:Mar 2029 (6,262,296)
(72,339)	0	0	(72,339)	0	0	(72,339)	0	0	(72,339)	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(806,796)	(635,541)	0	0	0	0	0	0	0	0	0
(977,148)	(914,514)	(843,549)	(764,252)	(676,625)	(580,667)	(476,379)	(363,759)	0	0	0
(1,651,570)	(1,657,142)	(1,653,555)	(1,640,807)	(1,618,900)	(1,587,833)	(1,547,606)	(1,498,219)	(1,439,672)	(1,371,966)	(1,295,099)
(1,310,704)	(1,430,111)	(1,539,287)	(1,638,233)	(1,726,949)	(1,805,434)	(1,873,688)	(1,931,712)	(1,979,506)	(2,017,069)	(2,044,401)
0	0	0	0	0	(153,013)	(315,677)	(468,510)	(611,511)	(744,681)	(868,019)
0	0	0	0	0	0	0	0	0	0	0

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Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page L 12

120:May 2028 (31,962,077)	121:Jun 2028 (33,261,019)	122:Jul 2028 (28,513,061)	123:Aug 2028 (28,085,544)	124:Sep 2028 (28,014,410)	125:Oct 2028 (27,630,919)	126:Nov 2028 (13,078,853)	127:Dec 2028 (11,703,743)	128:Jan 2029 (9,858,959)	129:Feb 2029 (7,937,795)	130:Mar 2029 (6,262,296)
0	0	0	0	0	0	0	0	0	0	0
(11,888)	(11,888)	(11,888)	(11,888)	(11,888)	(11,888)	(11,888)	(11,888)	(11,888)	(11,888)	(11,888)
(68,374)	(68,374)	(68,374)	(68,374)	(68,374)	(68,374)	(68,374)	(68,374)	(68,374)	(68,374)	(68,374)
0	0	0	0	0	0	0	0	0	0	0
(14,814)	(14,814)	(14,814)	(14,814)	(14,814)	(14,814)	(14,814)	(14,814)	(14,814)	(14,814)	(14,814)
(46,619)	(46,619)	(46,619)	(46,619)	(46,619)	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	(121,208)	(11,363)	(11,363)	(11,363)	(11,363)	(11,363)
(57,716)	(57,716)	(57,716)	(57,716)	(57,716)	(57,716)	(57,716)	(57,716)	(57,716)	(57,716)	(57,716)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(8,068)	(6,355)	0	0	0	0	0	0	0	0	0
(9,771)	(9,145)	(8,435)	(7,643)	(6,766)	(5,807)	(4,764)	(3,638)	0	0	0

Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page M 12

120:May 2028 (31,962,077)	121:Jun 2028 (33,261,019)	122:Jul 2028 (28,513,061)	123:Aug 2028 (28,085,544)	124:Sep 2028 (28,014,410)	125:Oct 2028 (27,630,919)	126:Nov 2028 (13,078,853)	127:Dec 2028 (11,703,743)	128:Jan 2029 (9,858,959)	129:Feb 2029 (7,937,795)	130:Mar 2029 (6,262,296)
(16,516)	(16,571)	(16,536)	(16,408)	(16,189)	(15,878)	(15,476)	(14,982)	(14,397)	(13,720)	(12,951)
(13,107)	(14,301)	(15,393)	(16,382)	(17,269)	(18,054)	(18,737)	(19,317)	(19,795)	(20,171)	(20,444)
0	0	0	0	0	(1,530)	(3,157)	(4,685)	(6,115)	(7,447)	(8,680)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(6,335)	(6,356)	(6,342)	(6,293)	(6,209)	(6,090)	(5,936)	(5,746)	(5,522)	(5,262)	(4,967)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	(533)	(1,100)	(1,633)	(2,132)	(2,596)	(3,026)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0

Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page N 12

120:May 2028 (31,962,077)	121:Jun 2028 (33,261,019)	122:Jul 2028 (28,513,061)	123:Aug 2028 (28,085,544)	124:Sep 2028 (28,014,410)	125:Oct 2028 (27,630,919)	126:Nov 2028 (13,078,853)	127:Dec 2028 (11,703,743)	128:Jan 2029 (9,858,959)	129:Feb 2029 (7,937,795)	130:Mar 2029 (6,262,296)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(56,710)	(56,710)	(56,710)	(56,710)	(56,710)	(56,710)	(56,710)	(56,710)	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(985,838)	4,747,958	427,517	348,255	383,492	14,552,066	1,592,127	1,844,783	1,921,164	1,744,564	1,742,226
4.500%	4.500%	4.500%	4.500%	4.500%	4.500%	4.500%	4.500%	4.500%	4.500%	4.500%
0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
(108,175)	(92,009)	(93,358)	(91,754)	(91,488)	(90,050)	(35,479)	(29,460)	(23,405)	(16,200)	(9,917)
(1,094,013)	4,655,949	334,159	256,501	292,004	14,462,017	1,556,647	1,815,323	1,897,759	1,728,364	1,732,309
(33,261,019)	(28,605,070)	(28,270,911)	(28,014,410)	(27,722,406)	(13,260,390)	(11,703,743)	(9,888,419)	(7,990,660)	(6,262,296)	(4,529,988)

Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page C 13

131:Apr 2029 (4,520,070)	132:May 2029 (2,822,938)	133:Jun 2029 (1,158,582)	134:Jul 2029 (2,395,123)	135:Aug 2029 (4,463,283)	136:Sep 2029 (6,616,922)	137:Oct 2029 (8,821,192)	138:Nov 2029 2,201,178	139:Dec 2029 646,770	140:Jan 2030 (980,695)	141:Feb 2030 (2,603,204)
500,000	500,000	500,000	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
123,408	123,408	123,408	123,408	123,408	123,408	123,408	0	0	0	0
88,167	88,167	88,167	88,167	88,167	88,167	88,167	0	0	0	0
171,148	171,148	171,148	171,148	171,148	171,148	171,148	0	0	0	0
43,490	43,490	43,490	43,490	43,490	43,490	43,490	0	0	0	0
28,520	28,520	28,520	28,520	28,520	28,520	28,520	0	0	0	0
0	0	0	0	0	0	150,000	0	0	0	0
388,523	388,523	388,523	388,523	388,523	388,523	388,523	0	0	0	0
9,902	9,902	9,902	9,902	9,902	9,902	9,902	0	0	0	0
391,369	391,369	391,369	391,369	391,369	391,369	391,369	0	0	0	0
0	0	0	0	0	0	140,000	0	0	0	0
0	0	0	0	0	0	390,000	0	0	0	0
208,149	208,149	208,149	208,149	208,149	208,149	208,149	208,149	208,149	208,149	208,149
95,082	95,082	95,082	95,082	95,082	95,082	95,082	95,082	95,082	95,082	95,082
114,099	114,099	114,099	114,099	114,099	114,099	114,099	114,099	114,099	114,099	114,099
44,849	44,849	44,849	44,849	44,849	44,849	44,849	44,849	44,849	44,849	44,849
26,144	26,144	26,144	26,144	26,144	26,144	26,144	26,144	26,144	26,144	26,144
0	0	0	0	0	0	0	0	0	0	0
587,714	587,714	587,714	587,714	587,714	587,714	587,714	587,714	587,714	587,714	587,714
145,227	145,227	145,227	145,227	145,227	145,227	145,227	145,227	145,227	145,227	145,227
169,020	169,020	169,020	169,020	169,020	169,020	169,020	169,020	169,020	169,020	169,020
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	358,791	41,859	41,859	41,859	41,859
0	0	0	0	0	0	215,124	25,098	25,098	25,098	25,098
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	6,048,561	705,665	705,665	705,665	705,665
0	0	0	0	0	0	93,360	10,892	10,892	10,892	10,892
0	0	0	0	0	0	5,764,513	672,527	672,527	672,527	672,527
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0

Detailed Cash flow (Merged Phases)

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Project: S:\ASSETS AND INVESTMENT\REGENERATION\02 Physical\Grahame Park\Viability\Plots 10-12 2019 application\Argus\Heybourne Park_v34.8 FVA Scenario 1 No equity v3.0.wcfx
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Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page E 13

131:Apr 2029	132:May 2029	133:Jun 2029	134:Jul 2029	135:Aug 2029	136:Sep 2029	137:Oct 2029	138:Nov 2029	139:Dec 2029	140:Jan 2030	141:Feb 2030
(4,520,070)	(2,822,938)	(1,158,582)	(2,395,123)	(4,463,283)	(6,616,922)	(8,821,192)	2,201,178	646,770	(980,695)	(2,603,204)

Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page F 13

131:Apr 2029	132:May 2029	133:Jun 2029	134:Jul 2029	135:Aug 2029	136:Sep 2029	137:Oct 2029	138:Nov 2029	139:Dec 2029	140:Jan 2030	141:Feb 2030
(4,520,070)	(2,822,938)	(1,158,582)	(2,395,123)	(4,463,283)	(6,616,922)	(8,821,192)	2,201,178	646,770	(980,695)	(2,603,204)

Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page G 13

131:Apr 2029	132:May 2029	133:Jun 2029	134:Jul 2029	135:Aug 2029	136:Sep 2029	137:Oct 2029	138:Nov 2029	139:Dec 2029	140:Jan 2030	141:Feb 2030
(4,520,070)	(2,822,938)	(1,158,582)	(2,395,123)	(4,463,283)	(6,616,922)	(8,821,192)	2,201,178	646,770	(980,695)	(2,603,204)

Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page H 13

131:Apr 2029	132:May 2029	133:Jun 2029	134:Jul 2029	135:Aug 2029	136:Sep 2029	137:Oct 2029	138:Nov 2029	139:Dec 2029	140:Jan 2030	141:Feb 2030
(4,520,070)	(2,822,938)	(1,158,582)	(2,395,123)	(4,463,283)	(6,616,922)	(8,821,192)	2,201,178	646,770	(980,695)	(2,603,204)

0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0

Detailed Cash flow (Merged Phases)

Page | 13

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Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page J 13

131:Apr 2029 (4,520,070)	132:May 2029 (2,822,938)	133:Jun 2029 (1,158,582)	134:Jul 2029 (2,395,123)	135:Aug 2029 (4,463,283)	136:Sep 2029 (6,616,922)	137:Oct 2029 (8,821,192)	138:Nov 2029 2,201,178	139:Dec 2029 646,770	140:Jan 2030 (980,695)	141:Feb 2030 (2,603,204)
0	(72,339)	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	(2,634,288)	0	0	0	0	0	0	0	0
0	0	(9,396)	(9,396)	(9,396)	(9,396)	(9,396)	(9,396)	(9,396)	(9,396)	(9,396)
0	0	(53,077)	0	0	(53,077)	0	0	(53,077)	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
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0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(1,209,073)	(1,113,887)	(1,009,541)	(896,036)	(773,370)	(641,545)	(500,560)	0	0	0	0
(2,061,503)	(2,068,375)	(2,065,016)	(2,051,426)	(2,027,606)	(1,993,556)	(1,949,274)	(1,894,763)	(1,830,021)	(1,755,048)	(1,669,845)
(981,525)	(1,085,200)	(1,179,043)	(1,263,054)	(1,337,234)	(1,401,582)	(1,456,098)	(1,500,783)	(1,535,636)	(1,560,658)	(1,575,848)
0	0	(141,404)	(279,923)	(411,606)	(536,455)	(654,469)	(765,649)	(869,993)	(967,503)	(1,058,178)

Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page L 13

131:Apr 2029 (4,520,070)	132:May 2029 (2,822,938)	133:Jun 2029 (1,158,582)	134:Jul 2029 (2,395,123)	135:Aug 2029 (4,463,283)	136:Sep 2029 (6,616,922)	137:Oct 2029 (8,821,192)	138:Nov 2029 2,201,178	139:Dec 2029 646,770	140:Jan 2030 (980,695)	141:Feb 2030 (2,603,204)
0	0	0	0	0	0	0	0	0	0	0
(11,888)	(11,888)	(11,888)	(11,888)	(11,888)	(11,888)	(11,888)	0	0	0	0
(68,374)	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(14,814)	(14,814)	(14,814)	(14,814)	(14,814)	(14,814)	(14,814)	(14,814)	(14,814)	(14,814)	(14,814)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(11,363)	(11,363)	(11,363)	(11,363)	(11,363)	(11,363)	(11,363)	(11,363)	(11,363)	(11,363)	(11,363)
(57,716)	(57,716)	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	(150,062)	(11,543)	(11,543)	(11,543)	(11,543)	(11,543)	(11,543)	(11,543)	(11,543)
0	0	(43,061)	(43,061)	(43,061)	(43,061)	(43,061)	(43,061)	(43,061)	(43,061)	(43,061)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0

Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page M 13

131:Apr 2029 (4,520,070)	132:May 2029 (2,822,938)	133:Jun 2029 (1,158,582)	134:Jul 2029 (2,395,123)	135:Aug 2029 (4,463,283)	136:Sep 2029 (6,616,922)	137:Oct 2029 (8,821,192)	138:Nov 2029 2,201,178	139:Dec 2029 646,770	140:Jan 2030 (980,695)	141:Feb 2030 (2,603,204)
(12,091)	(11,139)	(10,095)	(8,960)	(7,734)	(6,415)	(5,006)	0	0	0	0
(20,615)	(20,684)	(20,650)	(20,514)	(20,276)	(19,936)	(19,493)	(18,948)	(18,300)	(17,550)	(16,698)
(9,815)	(10,852)	(11,790)	(12,631)	(13,372)	(14,016)	(14,561)	(15,008)	(15,356)	(15,607)	(15,758)
0	0	(1,414)	(2,799)	(4,116)	(5,365)	(6,545)	(7,656)	(8,700)	(9,675)	(10,582)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(4,637)	(4,272)	(3,872)	(3,437)	(2,966)	(2,461)	(1,920)	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(3,421)	(3,783)	(4,110)	(4,403)	(4,661)	(4,886)	(5,076)	(5,231)	(5,353)	(5,440)	(5,493)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0

Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page N 13

131:Apr 2029 (4,520,070)	132:May 2029 (2,822,938)	133:Jun 2029 (1,158,582)	134:Jul 2029 (2,395,123)	135:Aug 2029 (4,463,283)	136:Sep 2029 (6,616,922)	137:Oct 2029 (8,821,192)	138:Nov 2029 2,201,178	139:Dec 2029 646,770	140:Jan 2030 (980,695)	141:Feb 2030 (2,603,204)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	(25,625)	(25,625)	(25,625)	(25,625)	(25,625)	(25,625)	(25,625)	(25,625)	(25,625)
0	0	0	0	0	0	0	0	0	0	0
1,697,132	1,677,658	(1,236,541)	(2,068,160)	(2,127,920)	(2,204,270)	11,022,370	(1,499,066)	(1,627,465)	(1,622,509)	(1,643,430)
4.500%	4.500%	4.500%	4.500%	4.500%	4.500%	4.500%	4.500%	4.500%	4.500%	4.500%
0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
(3,384)	0	0	(8,982)	(16,737)	(24,813)	(30,529)	0	0	(3,678)	(9,762)
1,693,748	1,677,658	(1,236,541)	(2,077,142)	(2,144,657)	(2,229,084)	10,991,841	(1,499,066)	(1,627,465)	(1,626,187)	(1,653,192)
(2,836,239)	(1,158,582)	(2,395,123)	(4,472,265)	(6,616,922)	(8,846,005)	2,145,836	646,770	(980,695)	(2,606,882)	(4,260,074)

Detailed Cash flow (Merged Phases)

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Detailed Cash flow (Merged Phases)

[illegible]

Detailed Cash flow (Merged Phases)

Project: S:\ASSETS AND INVESTMENT\REGENERATION\02 Physical\Grahame Park\Viability\Plots 10-12 2019 application\Argus\Heybourne Park_v34.8 FVA Scenario 1 No equity v3.0.wcfx
ARGUS Developer Version: 8.00.000 Report Date: 25/11/2019

Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page E 14

142:Mar 2030 (4,260,074)	143:Apr 2030 (5,950,302)	144:May 2030 (7,553,975)	145:Jun 2030 (9,163,584)	146:Jul 2030 (10,778,678)	147:Aug 2030 (12,225,614)	148:Sep 2030 (13,650,900)	149:Oct 2030 (14,839,154)	150:Nov 2030 (14,940,651)	151:Dec 2030 (16,731,008)	152:Jan 2031 (18,353,018)
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Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page F 14

142:Mar 2030 (4,260,074)	143:Apr 2030 (5,950,302)	144:May 2030 (7,553,975)	145:Jun 2030 (9,163,584)	146:Jul 2030 (10,778,678)	147:Aug 2030 (12,225,614)	148:Sep 2030 (13,650,900)	149:Oct 2030 (14,839,154)	150:Nov 2030 (14,940,651)	151:Dec 2030 (16,731,008)	152:Jan 2031 (18,353,018)
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Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page G 14

142:Mar 2030 (4,260,074)	143:Apr 2030 (5,950,302)	144:May 2030 (7,553,975)	145:Jun 2030 (9,163,584)	146:Jul 2030 (10,778,678)	147:Aug 2030 (12,225,614)	148:Sep 2030 (13,650,900)	149:Oct 2030 (14,839,154)	150:Nov 2030 (14,940,651)	151:Dec 2030 (16,731,008)	152:Jan 2031 (18,353,018)
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Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page H 14

142:Mar 2030	143:Apr 2030	144:May 2030	145:Jun 2030	146:Jul 2030	147:Aug 2030	148:Sep 2030	149:Oct 2030	150:Nov 2030	151:Dec 2030	152:Jan 2031
(4,260,074)	(5,950,302)	(7,553,975)	(9,163,584)	(10,778,678)	(12,225,614)	(13,650,900)	(14,839,154)	(14,940,651)	(16,731,008)	(18,353,018)

0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
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0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
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0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
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Page | 14

Project: S:\ASSETS AND INVESTMENT\REGENERATION\02 Physical\Grahame Park\Viability\Plots 10-12 2019 application\Argus\Heybourne Park_v34.8 FVA Scenario 1 No equity v3.0.wcfx
ARGUS Developer Version: 8.00.000 Report Date: 25/11/2019

Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page J 14

142:Mar 2030 (4,260,074)	143:Apr 2030 (5,950,302)	144:May 2030 (7,553,975)	145:Jun 2030 (9,163,584)	146:Jul 2030 (10,778,678)	147:Aug 2030 (12,225,614)	148:Sep 2030 (13,650,900)	149:Oct 2030 (14,839,154)	150:Nov 2030 (14,940,651)	151:Dec 2030 (16,731,008)	152:Jan 2031 (18,353,018)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(9,396)	(9,396)	(9,396)	(9,396)	(9,396)	(9,396)	(9,396)	(9,396)	(9,396)	(9,396)	(9,396)
(53,077)	0	0	(53,077)	0	0	(53,077)	0	0	(53,077)	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(1,574,412)	(1,468,748)	(1,352,853)	(1,226,728)	(1,090,373)	(943,787)	(786,970)	(619,923)	0	0	0
(1,581,206)	(1,576,732)	(1,562,427)	(1,538,291)	(1,504,322)	(1,460,523)	(1,406,891)	(1,343,428)	(1,270,133)	(1,187,006)	(1,094,048)
(1,142,018)	(1,219,023)	(1,289,194)	(1,352,530)	(1,409,030)	(1,458,697)	(1,501,528)	(1,537,525)	(1,566,686)	(1,589,013)	(1,604,506)

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Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page M 14

142:Mar 2030 (4,260,074)	143:Apr 2030 (5,950,302)	144:May 2030 (7,553,975)	145:Jun 2030 (9,163,584)	146:Jul 2030 (10,778,678)	147:Aug 2030 (12,225,614)	148:Sep 2030 (13,650,900)	149:Oct 2030 (14,839,154)	150:Nov 2030 (14,940,651)	151:Dec 2030 (16,731,008)	152:Jan 2031 (18,353,018)
0	0	0	0	0	0	0	0	0	0	0
(15,744)	(14,687)	(13,529)	(12,267)	(10,904)	(9,438)	(7,870)	(6,199)	0	0	0
(15,812)	(15,767)	(15,624)	(15,383)	(15,043)	(14,605)	(14,069)	(13,434)	(12,701)	(11,870)	(10,940)
(11,420)	(12,190)	(12,892)	(13,525)	(14,090)	(14,587)	(15,015)	(15,375)	(15,667)	(15,890)	(16,045)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
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0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(5,512)	(5,496)	(5,446)	(5,362)	(5,244)	(5,091)	(4,904)	(4,683)	(4,427)	(4,138)	(3,814)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0

Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page N 14

142:Mar 2030 (4,260,074)	143:Apr 2030 (5,950,302)	144:May 2030 (7,553,975)	145:Jun 2030 (9,163,584)	146:Jul 2030 (10,778,678)	147:Aug 2030 (12,225,614)	148:Sep 2030 (13,650,900)	149:Oct 2030 (14,839,154)	150:Nov 2030 (14,940,651)	151:Dec 2030 (16,731,008)	152:Jan 2031 (18,353,018)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(25,625)	(25,625)	(25,625)	(25,625)	(25,625)	(25,625)	(25,625)	(25,625)	(25,625)	(25,625)	(25,625)
0	0	0	0	0	0	0	0	0	0	0
(1,690,229)	(1,603,672)	(1,542,993)	(1,615,093)	(1,446,936)	(1,304,657)	(1,188,254)	(101,497)	(1,630,630)	(1,622,010)	(1,490,369)
4.500%	4.500%	4.500%	4.500%	4.500%	4.500%	4.500%	4.500%	4.500%	4.500%	4.500%
0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
(15,975)	(22,314)	(28,327)	(34,363)	(40,420)	(45,846)	(51,191)	(52,508)	(56,027)	(62,741)	(68,824)
(1,706,204)	(1,625,986)	(1,571,321)	(1,649,457)	(1,487,356)	(1,350,503)	(1,239,445)	(154,005)	(1,686,658)	(1,684,752)	(1,559,192)
(5,966,278)	(7,592,264)	(9,163,584)	(10,813,041)	(12,300,397)	(13,650,900)	(14,890,345)	(15,044,350)	(16,731,008)	(18,415,759)	(19,974,952)

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Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page D 15

153:Feb 2031 (19,843,387)	154:Mar 2031 (21,444,301)	155:Apr 2031 (22,780,015)	156:May 2031 (26,053,343)	157:Jun 2031 (27,498,001)	158:Jul 2031 (25,072,802)	159:Aug 2031 (24,675,405)	160:Sep 2031 (24,581,172)	161:Oct 2031 (24,263,770)	162:Nov 2031 (23,969,791)	163:Dec 2031 (23,933,052)
0	0	0	0	716,667	716,667	716,667	716,667	716,667	716,667	716,667
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	1,211,824	1,211,824	1,211,824	1,211,824	1,211,824	1,211,824	1,211,824
0	0	0	0	577,413	577,413	577,413	577,413	577,413	577,413	577,413
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(106,902)	(106,902)	(106,902)	(106,902)	(106,902)	(106,902)	(106,902)	(106,902)	(106,902)	(106,902)	(106,902)
0	0	0	0	0	0	0	0	0	0	0

Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page E 15

153:Feb 2031 (19,843,387)	154:Mar 2031 (21,444,301)	155:Apr 2031 (22,780,015)	156:May 2031 (26,053,343)	157:Jun 2031 (27,498,001)	158:Jul 2031 (25,072,802)	159:Aug 2031 (24,675,405)	160:Sep 2031 (24,581,172)	161:Oct 2031 (24,263,770)	162:Nov 2031 (23,969,791)	163:Dec 2031 (23,933,052)
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Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page F 15

153:Feb 2031 (19,843,387)	154:Mar 2031 (21,444,301)	155:Apr 2031 (22,780,015)	156:May 2031 (26,053,343)	157:Jun 2031 (27,498,001)	158:Jul 2031 (25,072,802)	159:Aug 2031 (24,675,405)	160:Sep 2031 (24,581,172)	161:Oct 2031 (24,263,770)	162:Nov 2031 (23,969,791)	163:Dec 2031 (23,933,052)
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Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page G 15

153:Feb 2031 (19,843,387)	154:Mar 2031 (21,444,301)	155:Apr 2031 (22,780,015)	156:May 2031 (26,053,343)	157:Jun 2031 (27,498,001)	158:Jul 2031 (25,072,802)	159:Aug 2031 (24,675,405)	160:Sep 2031 (24,581,172)	161:Oct 2031 (24,263,770)	162:Nov 2031 (23,969,791)	163:Dec 2031 (23,933,052)
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Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page H 15

153:Feb 2031 (19,843,387)	154:Mar 2031 (21,444,301)	155:Apr 2031 (22,780,015)	156:May 2031 (26,053,343)	157:Jun 2031 (27,498,001)	158:Jul 2031 (25,072,802)	159:Aug 2031 (24,675,405)	160:Sep 2031 (24,581,172)	161:Oct 2031 (24,263,770)	162:Nov 2031 (23,969,791)	163:Dec 2031 (23,933,052)
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0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0

Detailed Cash flow (Merged Phases)

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Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page J 15

153:Feb 2031 (19,843,387)	154:Mar 2031 (21,444,301)	155:Apr 2031 (22,780,015)	156:May 2031 (26,053,343)	157:Jun 2031 (27,498,001)	158:Jul 2031 (25,072,802)	159:Aug 2031 (24,675,405)	160:Sep 2031 (24,581,172)	161:Oct 2031 (24,263,770)	162:Nov 2031 (23,969,791)	163:Dec 2031 (23,933,052)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(9,396)	(9,396)	(9,396)	(9,396)	(9,396)	(9,396)	(9,396)	(9,396)	(9,396)	(9,396)	(9,396)
0	(53,077)	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	(6,413)	(6,413)	(6,413)	(6,413)	(6,413)	(6,413)	(6,413)	(6,413)	(6,413)
0	0	(1,932,850)	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(991,258)	(878,637)	(756,184)	(623,899)	(481,783)	0	0	0	0	0	0
(1,613,163)	(1,614,986)	(1,609,973)	(1,598,126)	(1,579,445)	(1,553,928)	(1,521,577)	(1,482,391)	(1,436,370)	(1,383,514)	(1,323,823)

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Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page L 15

153:Feb 2031 (19,843,387)	154:Mar 2031 (21,444,301)	155:Apr 2031 (22,780,015)	156:May 2031 (26,053,343)	157:Jun 2031 (27,498,001)	158:Jul 2031 (25,072,802)	159:Aug 2031 (24,675,405)	160:Sep 2031 (24,581,172)	161:Oct 2031 (24,263,770)	162:Nov 2031 (23,969,791)	163:Dec 2031 (23,933,052)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(11,363)	(11,363)	(11,363)	(11,363)	(11,363)	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(11,543)	(11,543)	(11,543)	(11,543)	(11,543)	(11,543)	(11,543)	(11,543)	(11,543)	(11,543)	(11,543)
(43,061)	(43,061)	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	(111,958)	(7,997)	(7,997)	(7,997)	(7,997)	(7,997)	(7,997)	(7,997)	(7,997)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0

Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page M 15

153:Feb 2031 (19,843,387)	154:Mar 2031 (21,444,301)	155:Apr 2031 (22,780,015)	156:May 2031 (26,053,343)	157:Jun 2031 (27,498,001)	158:Jul 2031 (25,072,802)	159:Aug 2031 (24,675,405)	160:Sep 2031 (24,581,172)	161:Oct 2031 (24,263,770)	162:Nov 2031 (23,969,791)	163:Dec 2031 (23,933,052)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(9,913)	(8,786)	(7,562)	(6,239)	(4,818)	0	0	0	0	0	0
(16,132)	(16,150)	(16,100)	(15,981)	(15,794)	(15,539)	(15,216)	(14,824)	(14,364)	(13,835)	(13,238)
0	0	(947)	(1,845)	(2,701)	(3,516)	(4,290)	(5,024)	(5,716)	(6,367)	(6,977)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(3,455)	(3,063)	(2,636)	(2,175)	(1,679)	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0

Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page N 15

153:Feb 2031 (19,843,387)	154:Mar 2031 (21,444,301)	155:Apr 2031 (22,780,015)	156:May 2031 (26,053,343)	157:Jun 2031 (27,498,001)	158:Jul 2031 (25,072,802)	159:Aug 2031 (24,675,405)	160:Sep 2031 (24,581,172)	161:Oct 2031 (24,263,770)	162:Nov 2031 (23,969,791)	163:Dec 2031 (23,933,052)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(25,625)	(25,625)	(25,625)	(25,625)	(25,625)	(25,625)	(25,625)	(25,625)	(25,625)	(25,625)	(25,625)
0	0	(16,023)	(16,023)	(16,023)	(16,023)	(16,023)	(16,023)	(16,023)	(16,023)	(16,023)
(1,394,937)	(1,335,714)	(3,273,328)	(1,181,117)	2,425,199	397,397	351,875	317,402	293,978	281,603	280,277
4.500%	4.500%	4.500%	4.500%	4.500%	4.500%	4.500%	4.500%	4.500%	4.500%	4.500%
0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
(74,413)	(80,416)	(85,425)	(97,700)	(89,880)	(84,626)	(83,136)	(82,782)	(81,592)	(80,490)	(80,352)
(1,469,349)	(1,416,130)	(3,358,753)	(1,278,817)	2,335,319	312,771	268,739	234,620	212,386	201,114	199,926
(21,444,301)	(22,860,432)	(26,219,185)	(27,498,001)	(25,162,682)	(24,849,911)	(24,581,172)	(24,346,552)	(24,134,166)	(23,933,052)	(23,733,126)

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Page B 16

Page C 16

Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page D 16

164:Jan 2032 (23,652,774)	165:Feb 2032 (23,362,774)	166:Mar 2032 (23,289,868)	167:Apr 2032 (22,947,275)	168:May 2032 (22,561,813)	169:Jun 2032 (22,404,598)	170:Jul 2032 (21,845,708)	171:Aug 2032 (21,210,803)	172:Sep 2032 (20,706,119)	173:Oct 2032 (18,547,033)	174:Nov 2032 (17,216,705)
716,667	716,667	716,667	716,667	716,667	716,667	716,667	716,667	716,667	716,667	716,667
0	0	0	0	0	0	0	0	0	0	0
1,211,824	1,211,824	1,211,824	1,211,824	1,211,824	1,211,824	1,211,824	1,211,824	1,211,824	1,211,824	1,211,824
577,413	577,413	577,413	577,413	577,413	577,413	577,413	577,413	577,413	577,413	577,413
0	0	0	0	0	0	0	0	310,000	0	0
0	0	0	0	0	0	0	0	1,029,000	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(106,902)	(106,902)	(106,902)	(106,902)	(106,902)	0	0	0	0	0	0
0	0	0	0	(52,362)	(52,362)	(52,362)	(52,362)	(52,362)	(52,362)	(52,362)

Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page E 16

164:Jan 2032 (23,652,774)	165:Feb 2032 (23,362,774)	166:Mar 2032 (23,289,868)	167:Apr 2032 (22,947,275)	168:May 2032 (22,561,813)	169:Jun 2032 (22,404,598)	170:Jul 2032 (21,845,708)	171:Aug 2032 (21,210,803)	172:Sep 2032 (20,706,119)	173:Oct 2032 (18,547,033)	174:Nov 2032 (17,216,705)
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Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page F 16

164:Jan 2032 (23,652,774)	165:Feb 2032 (23,362,774)	166:Mar 2032 (23,289,868)	167:Apr 2032 (22,947,275)	168:May 2032 (22,561,813)	169:Jun 2032 (22,404,598)	170:Jul 2032 (21,845,708)	171:Aug 2032 (21,210,803)	172:Sep 2032 (20,706,119)	173:Oct 2032 (18,547,033)	174:Nov 2032 (17,216,705)
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Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page G 16

164:Jan 2032 (23,652,774)	165:Feb 2032 (23,362,774)	166:Mar 2032 (23,289,868)	167:Apr 2032 (22,947,275)	168:May 2032 (22,561,813)	169:Jun 2032 (22,404,598)	170:Jul 2032 (21,845,708)	171:Aug 2032 (21,210,803)	172:Sep 2032 (20,706,119)	173:Oct 2032 (18,547,033)	174:Nov 2032 (17,216,705)
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Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page H 16

164:Jan 2032 (23,652,774)	165:Feb 2032 (23,362,774)	166:Mar 2032 (23,289,868)	167:Apr 2032 (22,947,275)	168:May 2032 (22,561,813)	169:Jun 2032 (22,404,598)	170:Jul 2032 (21,845,708)	171:Aug 2032 (21,210,803)	172:Sep 2032 (20,706,119)	173:Oct 2032 (18,547,033)	174:Nov 2032 (17,216,705)
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0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0

Page | 16

Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page J 16

164:Jan 2032 (23,652,774)	165:Feb 2032 (23,362,774)	166:Mar 2032 (23,289,868)	167:Apr 2032 (22,947,275)	168:May 2032 (22,561,813)	169:Jun 2032 (22,404,598)	170:Jul 2032 (21,845,708)	171:Aug 2032 (21,210,803)	172:Sep 2032 (20,706,119)	173:Oct 2032 (18,547,033)	174:Nov 2032 (17,216,705)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(9,396)	(9,396)	(9,396)	(9,396)	(9,396)	(9,396)	(9,396)	(9,396)	(9,396)	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(6,413)	(6,413)	(6,413)	(6,413)	(6,413)	(6,413)	(6,413)	(6,413)	(6,413)	(6,413)	(6,413)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(1,257,298)	(1,183,938)	(1,103,743)	(1,016,713)	(922,849)	(822,150)	(714,616)	(600,247)	(479,043)	0	0

Detailed Cash flow (Merged Phases)

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Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page L 16

164:Jan 2032 (23,652,774)	165:Feb 2032 (23,362,774)	166:Mar 2032 (23,289,868)	167:Apr 2032 (22,947,275)	168:May 2032 (22,561,813)	169:Jun 2032 (22,404,598)	170:Jul 2032 (21,845,708)	171:Aug 2032 (21,210,803)	172:Sep 2032 (20,706,119)	173:Oct 2032 (18,547,033)	174:Nov 2032 (17,216,705)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(11,543)	(11,543)	(11,543)	(11,543)	(11,543)	(11,543)	(11,543)	(11,543)	(11,543)	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(7,997)	(7,997)	(7,997)	(7,997)	(7,997)	(7,997)	(7,997)	(7,997)	(7,997)	(7,997)	(7,997)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0

Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page M 16

[illegible]

Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page N 16

164:Jan 2032 (23,652,774)	165:Feb 2032 (23,362,774)	166:Mar 2032 (23,289,868)	167:Apr 2032 (22,947,275)	168:May 2032 (22,561,813)	169:Jun 2032 (22,404,598)	170:Jul 2032 (21,845,708)	171:Aug 2032 (21,210,803)	172:Sep 2032 (20,706,119)	173:Oct 2032 (18,547,033)	174:Nov 2032 (17,216,705)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(25,625)	(25,625)	(25,625)	(25,625)	(25,625)	(25,625)	(25,625)	(25,625)	(25,625)	0	0
(16,023)	(16,023)	(16,023)	(16,023)	(16,023)	(16,023)	(16,023)	(16,023)	(16,023)	(16,023)	(16,023)
290,000	310,772	342,593	385,463	387,020	558,889	634,906	721,971	2,159,086	1,330,328	1,314,319
4.500%	4.500%	4.500%	4.500%	4.500%	4.500%	4.500%	4.500%	4.500%	4.500%	4.500%
0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
(79,301)	(78,213)	(77,940)	(76,655)	(75,210)	(74,620)	(72,524)	(70,143)	(63,230)	(60,154)	(55,166)
210,699	232,559	264,653	308,807	311,810	484,269	562,382	651,828	2,095,856	1,270,174	1,259,153
(23,522,427)	(23,289,868)	(23,025,215)	(22,716,408)	(22,404,598)	(21,920,329)	(21,357,947)	(20,706,119)	(18,610,263)	(17,340,089)	(16,080,936)

Page A 17

Page B 17

Detailed Cash flow (Merged Phases)

[illegible]

Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page D 17

175:Dec 2032 (16,080,936)	176:Jan 2033 (14,778,481)	177:Feb 2033 (13,483,744)	178:Mar 2033 (12,330,676)	179:Apr 2033 (11,038,938)	180:May 2033 (9,742,481)	181:Jun 2033 (6,711,130)	182:Jul 2033 19,296,500	183:Aug 2033 19,941,287	184:Sep 2033 20,607,376	185:Oct 2033 21,298,914
716,667	716,667	716,667	716,667	716,667	716,667	0	0	0	0	0
0	0	0	0	0	0	25,380,000	0	0	0	0
1,211,824	1,211,824	1,211,824	1,211,824	1,211,824	1,211,824	0	0	0	0	0
577,413	577,413	577,413	577,413	577,413	577,413	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	967,200	967,200	967,200	967,200	967,200	967,200
0	0	0	0	0	848,000	848,000	848,000	848,000	848,000	848,000
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(52,362)	(52,362)	(52,362)	(52,362)	(52,362)	(52,362)	(52,362)	(52,362)	(52,362)	(52,362)	(52,362)

Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page E 17

175:Dec 2032 (16,080,936)	176:Jan 2033 (14,778,481)	177:Feb 2033 (13,483,744)	178:Mar 2033 (12,330,676)	179:Apr 2033 (11,038,938)	180:May 2033 (9,742,481)	181:Jun 2033 (6,711,130)	182:Jul 2033 19,296,500	183:Aug 2033 19,941,287	184:Sep 2033 20,607,376	185:Oct 2033 21,298,914
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Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page F 17

175:Dec 2032 (16,080,936)	176:Jan 2033 (14,778,481)	177:Feb 2033 (13,483,744)	178:Mar 2033 (12,330,676)	179:Apr 2033 (11,038,938)	180:May 2033 (9,742,481)	181:Jun 2033 (6,711,130)	182:Jul 2033 19,296,500	183:Aug 2033 19,941,287	184:Sep 2033 20,607,376	185:Oct 2033 21,298,914
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Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page G 17

175:Dec 2032 (16,080,936)	176:Jan 2033 (14,778,481)	177:Feb 2033 (13,483,744)	178:Mar 2033 (12,330,676)	179:Apr 2033 (11,038,938)	180:May 2033 (9,742,481)	181:Jun 2033 (6,711,130)	182:Jul 2033 19,296,500	183:Aug 2033 19,941,287	184:Sep 2033 20,607,376	185:Oct 2033 21,298,914
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Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page H 17

175:Dec 2032	176:Jan 2033	177:Feb 2033	178:Mar 2033	179:Apr 2033	180:May 2033	181:Jun 2033	182:Jul 2033	183:Aug 2033	184:Sep 2033	185:Oct 2033
(16,080,936)	(14,778,481)	(13,483,744)	(12,330,676)	(11,038,938)	(9,742,481)	(6,711,130)	19,296,500	19,941,287	20,607,376	21,298,914

0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0

Page | 17

Page J 17

Detailed Cash flow (Merged Phases)

[illegible]

Page L 17

Page M 17

Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page N 17

175:Dec 2032 (16,080,936)	176:Jan 2033 (14,778,481)	177:Feb 2033 (13,483,744)	178:Mar 2033 (12,330,676)	179:Apr 2033 (11,038,938)	180:May 2033 (9,742,481)	181:Jun 2033 (6,711,130)	182:Jul 2033 19,296,500	183:Aug 2033 19,941,287	184:Sep 2033 20,607,376	185:Oct 2033 21,298,914
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(16,023)	(16,023)	(16,023)	(16,023)	(16,023)	(16,023)	(16,023)	(16,023)	(16,023)	(16,023)	(16,023)
1,302,455	1,294,737	1,291,164	1,291,738	1,296,457	3,120,522	26,007,630	644,787	666,089	691,538	721,132
4.500%	4.500%	4.500%	4.500%	4.500%	4.500%	4.500%	4.500%	4.500%	4.500%	4.500%
0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
(50,906)	(46,022)	(41,167)	(36,843)	(31,999)	(20,330)	0	0	0	0	0
1,251,548	1,248,714	1,249,997	1,254,895	1,264,458	3,100,192	26,007,630	644,787	666,089	691,538	721,132
(14,829,387)	(13,580,673)	(12,330,676)	(11,075,781)	(9,811,322)	(6,711,130)	19,296,500	19,941,287	20,607,376	21,298,914	22,020,046

Detailed Cash flow (Merged Phases)

Page C 18

Project: S:\ASSETS AND INVESTMENT\REGENERATION\02 Physical\Grahame Park\Viability\Plots 10-12 2019 application\Argus\Heybourne Park_v34.8 FVA Scenario 1 No equity v3.0.wcfx
ARGUS Developer Version: 8.00.000 Report Date: 25/11/2019

Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page D 18

186:Nov 2033	187:Dec 2033	188:Jan 2034	189:Feb 2034	190:Mar 2034	191:Apr 2034	192:May 2034	193:Jun 2034	194:Jul 2034	195:Aug 2034	196:Sep 2034
22,020,046	22,774,917	23,567,675	24,402,463	25,283,429	26,214,719	27,200,477	28,244,849	29,351,983	30,155,984	31,453,437
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
967,200	967,200	967,200	967,200	967,200	967,200	967,200	967,200	967,200	967,200	967,200
848,000	848,000	848,000	848,000	848,000	848,000	848,000	848,000	848,000	848,000	848,000
0	0	0	0	0	0	0	0	0	0	0
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0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(52,362)	(52,362)	(52,362)	(52,362)	(52,362)	(52,362)	(52,362)	(52,362)	(422,400)	0	0

Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page E 18

186:Nov 2033	187:Dec 2033	188:Jan 2034	189:Feb 2034	190:Mar 2034	191:Apr 2034	192:May 2034	193:Jun 2034	194:Jul 2034	195:Aug 2034	196:Sep 2034
22,020,046	22,774,917	23,567,675	24,402,463	25,283,429	26,214,719	27,200,477	28,244,849	29,351,983	30,155,984	31,453,437

Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page F 18

186:Nov 2033	187:Dec 2033	188:Jan 2034	189:Feb 2034	190:Mar 2034	191:Apr 2034	192:May 2034	193:Jun 2034	194:Jul 2034	195:Aug 2034	196:Sep 2034
22,020,046	22,774,917	23,567,675	24,402,463	25,283,429	26,214,719	27,200,477	28,244,849	29,351,983	30,155,984	31,453,437

Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page G 18

186:Nov 2033	187:Dec 2033	188:Jan 2034	189:Feb 2034	190:Mar 2034	191:Apr 2034	192:May 2034	193:Jun 2034	194:Jul 2034	195:Aug 2034	196:Sep 2034
22,020,046	22,774,917	23,567,675	24,402,463	25,283,429	26,214,719	27,200,477	28,244,849	29,351,983	30,155,984	31,453,437

Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page H 18

186:Nov 2033	187:Dec 2033	188:Jan 2034	189:Feb 2034	190:Mar 2034	191:Apr 2034	192:May 2034	193:Jun 2034	194:Jul 2034	195:Aug 2034	196:Sep 2034
22,020,046	22,774,917	23,567,675	24,402,463	25,283,429	26,214,719	27,200,477	28,244,849	29,351,983	30,155,984	31,453,437

0	0	0	0	0	0	0	0	0	0	0
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0	0	0	0	0	0	0	0	0	0	0
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0	0	0	0	0	0	0	0	0	0	0
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0	0	0	0	0	0	0	0	0	0	0

Detailed Cash flow (Merged Phases)

[illegible]

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Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page M 18

186:Nov 2033 22,020,046	187:Dec 2033 22,774,917	188:Jan 2034 23,567,675	189:Feb 2034 24,402,463	190:Mar 2034 25,283,429	191:Apr 2034 26,214,719	192:May 2034 27,200,477	193:Jun 2034 28,244,849	194:Jul 2034 29,351,983	195:Aug 2034 30,155,984	196:Sep 2034 31,453,437
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(9,679)	(9,303)	(8,887)	(8,430)	(7,932)	(7,393)	(6,812)	(6,191)	(5,528)	(4,825)	(4,080)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
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0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0

Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page N 18

186:Nov 2033	187:Dec 2033	188:Jan 2034	189:Feb 2034	190:Mar 2034	191:Apr 2034	192:May 2034	193:Jun 2034	194:Jul 2034	195:Aug 2034	196:Sep 2034
22,020,046	22,774,917	23,567,675	24,402,463	25,283,429	26,214,719	27,200,477	28,244,849	29,351,983	30,155,984	31,453,437
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(16,023)	(16,023)	(16,023)	(16,023)	(16,023)	(16,023)	(16,023)	(16,023)	(16,023)	(16,023)	(16,023)
754,872	792,757	834,789	880,966	931,289	985,758	1,044,373	1,107,133	804,001	1,297,453	1,372,651
4.500%	4.500%	4.500%	4.500%	4.500%	4.500%	4.500%	4.500%	4.500%	4.500%	4.500%
0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
0	0	0	0	0	0	0	0	0	0	0
754,872	792,757	834,789	880,966	931,289	985,758	1,044,373	1,107,133	804,001	1,297,453	1,372,651
22,774,917	23,567,675	24,402,463	25,283,429	26,214,719	27,200,477	28,244,849	29,351,983	30,155,984	31,453,437	32,826,088

Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page D 19

197:Oct 2034	198:Nov 2034	199:Dec 2034	200:Jan 2035	201:Feb 2035	202:Mar 2035	203:Apr 2035	204:May 2035	205:Jun 2035
32,826,088	34,648,082	36,463,282	38,278,482	40,093,682	41,908,882	43,724,082	45,539,282	47,354,482
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
967,200	967,200	967,200	967,200	967,200	967,200	967,200	967,200	0
848,000	848,000	848,000	848,000	848,000	848,000	848,000	848,000	0
0	0	0	0	0	0	0	0	14,080,000
370,000	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
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0	0	0	0	0	0	0	0	0
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0	0	0	0	0	0	0	0	0

Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page E 19

197:Oct 2034	198:Nov 2034	199:Dec 2034	200:Jan 2035	201:Feb 2035	202:Mar 2035	203:Apr 2035	204:May 2035	205:Jun 2035
32,826,088	34,648,082	36,463,282	38,278,482	40,093,682	41,908,882	43,724,082	45,539,282	47,354,482

Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page F 19

197:Oct 2034	198:Nov 2034	199:Dec 2034	200:Jan 2035	201:Feb 2035	202:Mar 2035	203:Apr 2035	204:May 2035	205:Jun 2035
32,826,088	34,648,082	36,463,282	38,278,482	40,093,682	41,908,882	43,724,082	45,539,282	47,354,482

Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page G 19

197:Oct 2034	198:Nov 2034	199:Dec 2034	200:Jan 2035	201:Feb 2035	202:Mar 2035	203:Apr 2035	204:May 2035	205:Jun 2035
32,826,088	34,648,082	36,463,282	38,278,482	40,093,682	41,908,882	43,724,082	45,539,282	47,354,482

Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page H 19

197:Oct 2034	198:Nov 2034	199:Dec 2034	200:Jan 2035	201:Feb 2035	202:Mar 2035	203:Apr 2035	204:May 2035	205:Jun 2035
32,826,088	34,648,082	36,463,282	38,278,482	40,093,682	41,908,882	43,724,082	45,539,282	47,354,482

0	0	0	0	0	0	0	0	0
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0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0

Detailed Cash flow (Merged Phases)

Page | 19

Project: S:\ASSETS AND INVESTMENT\REGENERATION\02 Physical\Grahame Park\Viability\Plots 10-12 2019 application\Argus\Heybourne Park_v34.8 FVA Scenario 1 No equity v3.0.wcfx
ARGUS Developer Version: 8.00.000 Report Date: 25/11/2019

Detailed Cash flow (Merged Phases)

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Page L 19

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Grahame Park Plots 10-12

Detailed Cash flow (Merged Phases)

Page N 19

197:Oct 2034	198:Nov 2034	199:Dec 2034	200:Jan 2035	201:Feb 2035	202:Mar 2035	203:Apr 2035	204:May 2035	205:Jun 2035
32,826,088	34,648,082	36,463,282	38,278,482	40,093,682	41,908,882	43,724,082	45,539,282	47,354,482
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
(16,023)	0	0	0	0	0	0	0	0
1,821,995	1,815,200	1,815,200	1,815,200	1,815,200	1,815,200	1,815,200	1,815,200	14,080,000
4.500%	4.500%	4.500%	4.500%	4.500%	4.500%	4.500%	4.500%	4.500%
0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
0	0	0	0	0	0	0	0	0
1,821,995	1,815,200	1,815,200	1,815,200	1,815,200	1,815,200	1,815,200	1,815,200	14,080,000
34,648,082	36,463,282	38,278,482	40,093,682	41,908,882	43,724,082	45,539,282	47,354,482	61,434,482