

DETAILED CASH FLOW**ALDER KING LLP**

SALE - 35 Oakfield (Appeal - November 2023) (1)
McCS Proposal (RL 25 Apartments)
Alder King LLP - 2023

Detailed Cash flow Phase 1**Page A 1**

	001:Nov 2023	002:Dec 2023	003:Jan 2024	004:Feb 2024	005:Mar 2024	006:Apr 2024	007:May 2024	008:Jun 2024	009:Jul 2024
Monthly B/F	0	(2,218,527)	(2,231,468)	(2,244,410)	(2,257,502)	(2,479,473)	(2,735,690)	(3,107,199)	(3,568,480)
Revenue									
Sale - RL - 1 Bed	0	0	0	0	0	0	0	0	0
Sale - RL - 2 Bed	0	0	0	0	0	0	0	0	0
Disposal Costs									
Sales & Marketing	0	0	0	0	0	0	0	0	0
Sales Legal Fee	0	0	0	0	0	0	0	0	0
Unit Information									
RL - 1 Bed									
RL - 2 Bed									
Acquisition Costs									
Residualised Price	(2,087,104)	0	0	0	0	0	0	0	0
Stamp Duty	(93,855)	0	0	0	0	0	0	0	0
Agent Fee - 1%	(20,871)	0	0	0	0	0	0	0	0
Legal Fee - 0.8%	(16,697)	0	0	0	0	0	0	0	0
Construction Costs									
Demolition	0	0	0	0	(98,670)	0	0	0	0
Con. - RL - 1 Bed	0	0	0	0	(39,910)	(94,361)	(138,690)	(172,899)	(196,987)
Con. - RL - 2 Bed	0	0	0	0	(44,186)	(104,471)	(153,551)	(191,425)	(218,094)
External Costs	0	0	0	0	(6,728)	(15,907)	(23,379)	(29,146)	(33,206)
Part L	0	0	0	0	(1,351)	(3,195)	(4,695)	(5,854)	(6,669)
Contingency	0	0	0	0	(2,765)	(6,538)	(9,609)	(11,980)	(13,649)
Professional Fees									
Other Professional Fees	0	0	0	0	(15,268)	(17,435)	(25,625)	(31,946)	(36,396)
Miscellaneous Costs									
Additional Costs - EPC	0	0	0	0	0	0	0	0	0
Net Cash Flow Before Finance	(2,218,527)	0	0	0	(208,878)	(241,906)	(355,551)	(443,249)	(505,001)
Debit Rate 7.000%	7.000%	7.000%	7.000%	7.000%	7.000%	7.000%	7.000%	7.000%	7.000%
Credit Rate 1.000%	1.000%	1.000%	1.000%	1.000%	1.000%	1.000%	1.000%	1.000%	1.000%
Finance Costs (All Sets)	0	(12,941)	(12,941)	(13,092)	(13,092)	(14,311)	(15,958)	(18,032)	(20,618)
Net Cash Flow After Finance	(2,218,527)	(12,941)	(12,941)	(13,092)	(221,971)	(256,217)	(371,509)	(461,281)	(525,619)
Cumulative Net Cash Flow Monthly	(2,218,527)	(2,231,468)	(2,244,410)	(2,257,502)	(2,479,473)	(2,735,690)	(3,107,199)	(3,568,480)	(4,094,099)

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010:Aug 2024 (4,094,099)	011:Sep 2024 (4,658,788)	012:Oct 2024 (5,236,492)	013:Nov 2024 (5,801,321)	014:Dec 2024 (6,327,709)	015:Jan 2025 (6,788,991)	016:Feb 2025 (7,158,825)	017:Mar 2025 (7,411,355)	018:Apr 2025 (4,543,875)	019:May 2025 (4,135,442)	020:Jun 2025 (3,723,641)
0	0	0	0	0	0	0	1,471,100	222,626	222,626	222,626
0	0	0	0	0	0	0	1,583,910	240,020	240,807	240,022
0	0	0	0	0	0	0	(152,751)	(23,132)	(23,172)	(23,132)
0	0	0	0	0	0	0	(4,876)	(739)	(739)	(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
(210,954)	(214,800)	(208,525)	(192,129)	(165,612)	(128,974)	(82,216)	0	0	0	0
(233,557)	(237,815)	(230,868)	(212,715)	(183,357)	(142,794)	(91,025)	0	0	0	0
(35,561)	(36,209)	(35,151)	(32,388)	(27,918)	(21,741)	(13,859)	0	0	0	0
(7,142)	(7,272)	(7,060)	(6,505)	(5,607)	(4,367)	(2,783)	0	0	0	0
(14,616)	(14,883)	(14,448)	(13,312)	(11,475)	(8,936)	(5,696)	0	0	0	0
(38,977)	(39,688)	(38,528)	(35,499)	(30,599)	(23,830)	(15,191)	0	0	0	0
0	0	0	0	0	0	0	(4,736)	(6,926)	(6,302)	(5,838)
(540,807)	(550,667)	(534,580)	(492,547)	(424,568)	(330,642)	(210,770)	2,892,648	431,850	433,221	432,940
7.000%	7.000%	7.000%	7.000%	7.000%	7.000%	7.000%	7.000%	7.000%	7.000%	7.000%
1.000%	1.000%	1.000%	1.000%	1.000%	1.000%	1.000%	1.000%	1.000%	1.000%	1.000%
(23,882)	(27,037)	(30,249)	(33,841)	(36,714)	(39,191)	(41,760)	(25,168)	(23,417)	(21,420)	(18,898)
(564,689)	(577,704)	(564,829)	(526,388)	(461,282)	(369,833)	(252,530)	2,867,479	408,433	411,801	414,042
(4,658,788)	(5,236,492)	(5,801,321)	(6,327,709)	(6,788,991)	(7,158,825)	(7,411,355)	(4,543,875)	(4,135,442)	(3,723,641)	(3,309,599)

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021:Jul 2025	022:Aug 2025	023:Sep 2025	024:Oct 2025	025:Nov 2025	026:Dec 2025	027:Jan 2026	028:Feb 2026	029:Mar 2026	030:Apr 2026	031:May 2026
(3,309,599)	(2,892,567)	(2,472,874)	(2,050,186)	(1,624,500)	(1,196,018)	(764,533)	(330,042)	106,720	426,944	747,788
222,626	222,626	222,626	222,626	222,626	222,626	222,626	222,626	163,308	163,308	163,348
240,022	240,022	240,022	240,022	240,022	240,022	240,022	240,022	175,814	175,814	175,858
(23,132)	(23,132)	(23,132)	(23,132)	(23,132)	(23,132)	(23,132)	(23,132)	(16,956)	(16,956)	(16,960)
(739)	(739)	(739)	(739)	(739)	(739)	(739)	(739)	(541)	(541)	(541)
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
(5,374)	(4,910)	(4,446)	(3,982)	(3,518)	(3,054)	(2,590)	(2,126)	(1,772)	(1,418)	(1,063)
433,404	433,868	434,332	434,796	435,260	435,724	436,188	436,652	319,852	320,206	320,642
7.000%	7.000%	7.000%	7.000%	7.000%	7.000%	7.000%	7.000%	7.000%	7.000%	7.000%
1.000%	1.000%	1.000%	1.000%	1.000%	1.000%	1.000%	1.000%	1.000%	1.000%	1.000%
(16,372)	(14,175)	(11,644)	(9,110)	(6,777)	(4,238)	(1,697)	111	371	638	906
417,032	419,693	422,688	425,686	428,482	431,485	434,491	436,762	320,224	320,844	321,548
(2,892,567)	(2,472,874)	(2,050,186)	(1,624,500)	(1,196,018)	(764,533)	(330,042)	106,720	426,944	747,788	1,069,336

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032:Jun 2026	033:Jul 2026	034:Aug 2026
1,069,336	1,391,505	1,714,296
163,348	163,348	163,348
175,858	175,858	175,858
(16,960)	(16,960)	(16,960)
(541)	(541)	(541)
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
(709)	(354)	(1)
320,996	321,351	321,704
7.000%	7.000%	7.000%
1.000%	1.000%	1.000%
1,173	1,441	0
322,169	322,791	321,704
1,391,505	1,714,296	2,036,000