

## Financial Appraisal of proposal to purchase Robinson Court and Union Terrace

### Summary

	<b>£k</b>
Rental income received from service provider	<b>208</b>
Less cost of capital borrowing	<b>(141)</b>
Less sinking fund for future capital works	<b>(40)</b>
Surplus	<u><b>27</b></u>

### Income:

	<b>£k</b>	<b>£k</b>	<b>Notes</b>
Union Terrace	133		Fixed amount paid by the service provider
Robinson Ct – shared units	43		
Robinson Ct – single units	32		
		<u><b>208</b></u>	

### Breakdown of borrowing requirement:

	<b>£k</b>	<b>£k</b>		
<b>Purchase of property</b>				
Purchase of Union Terrace	1,100		YHA valuations externally verified	
Purchase of Robinson Court	610			
		<u><b>1,710</b></u>		
<b>Immediate capital repairs to property</b>				
Union Terrace	34		Based on Property svcs condition survey	
Robinson Court	80			
		<u><b>114</b></u>		
<b>Other costs</b>				
Property Services	50		Estimate of costs	
Legal and other fees	50			
		<u><b>100</b></u>		
<b>Total amount of borrowing</b>		<u><b>1,924</b></u>		
<b>Revenue cost of repayments</b>		<table border="1" style="display: inline-table; vertical-align: middle;"><tr><td style="text-align: center;"><b>141</b></td></tr></table>	<b>141</b>	Assume 4% annually over 30 years
<b>141</b>				