

2024-25 Commercial and Regeneration Portfolio analysis of contribution by property.						
Appendix B	Investment	Investment	investment	Investment	Investment	
Property	BP Main	BP SW Corner	Elmbrook House	WBC4	Stockley Park	
Gross Rent	17,332,300	2,115,300	473,600	2,457,600	-	
Other Income (Parking Income / rent&rates guarentee						75,000
<i>Less;</i>						
Operating Expenses	-	15,000	22,400	-	-	802,200
Leasing & Capital Costs						
Rent Frees			196,300			
Absorbtion & Turnover						
Net Operating Income / (expenditure)	17,332,300	2,100,300	254,900	2,457,600	-	727,200
MRP	5,269,449	-	84,450	597,669		256,271
Interest	7,196,497	730,915	183,304	1,126,808		540,388
	4,866,353	1,369,385	-	12,854	733,123	-
Sinking Fund Contribution to (-) / from (+)	300,000	200,000	250,000	250,000		-
Sinking Fund interest on Opening Balances (3%)	- 204,419	- 47,293	- 13,251	- 26,129		90,912
Set Aside (negative entry)	- 50,000	- 25,000	- 25,000	- 50,000		50,000
	4,911,934	1,497,092	198,894	906,994	-	1,482,946

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Appendix A	Investment	Regen	Regen	Investment	Investment	Investment
Property	12 HSG	Comms House	Summit Centre	Porter	Charter	Thames Tower
Gross Rent	7,874,400	1,006,700	609,000	1,913,200	4,498,600	5,759,500
Other Income (Parking Income / rent&rates guarentee					4,000,000	
<i>Less;</i>						
Operating Expenses	- 45,000	- 230,700	- 305,200	- 830,500	- 1,663,400	- 998,500
Leasing & Capital Costs						
Rent Frees				- 666,900	- 71,100	- 137,300
Absorbtion & Turnover						
Net Operating Income / (expenditure)	7,829,400	776,000	303,800	415,800	6,764,100	4,623,700
MRP	1,964,166	132,263	160,870	771,065	1,127,226	1,378,323
Interest	4,145,152	272,913	334,244	1,770,591	3,284,844	3,088,245
	1,720,083	370,824	191,314	2,125,856	2,352,030	157,132
Sinking Fund Contribution to (-) / from (+)	-	-	250,000	500,000	500,000	500,000
Sinking Fund interest on Opening Balances (3%)	- 83,466	- 70,570	- 24,754	- 42,113	- 250,061	- 148,748
Set Aside (negative entry)	- 50,000	- 25,000	- 25,000	- 50,000	- 50,000	- 50,000
	1,586,617	275,253	8,931	1,717,968	2,551,968	458,383

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Appendix A	investment	investment	Regen	
Property	119-121a HS	17 Station Road	Elmsleigh Centre	Totals
Gross Rent	17,500	16,000	3,162,100	47,235,800
Other Income (Parking Income / rent&rates guarentee			- 364,100	3,710,900
<i>Less;</i>				-
Operating Expenses		-	- 838,100	- 5,751,000
Leasing & Capital Costs				-
Rent Frees				- 1,071,600
Absorbtion & Turnover				-
				-
Net Operating Income / (expenditure)	17,500	16,000	1,959,900	44,124,100
				-
MRP	-	4,629	632,349	12,378,730
Interest	-	-	428,150	23,102,052
				-
	17,500	11,371	899,401	8,643,318
				-
Sinking Fund Contribution to (-) / from (+)			100,000	2,850,000
Sinking Fund interest on Opening Balances (3%)		-	- 13,930	- 833,824
Set Aside (negative entry)		-	- 200,000	- 650,000
				-
				-
				-
	17,500	11,371	785,470	10,009,495