

Tabel 10 10-jaarsprognose Resultatenrekening (in €, excl. verkoopresultaat)

Jaar	1-10-2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	30-09-2021
Bruto huuropbrengsten	252.737	1.021.195	1.041.618	1.062.449	1.083.696	1.105.374	1.127.480	1.150.030	1.173.024	1.196.475	912.323
Zakelijke lasten	-5.601	-22.860	-23.316	-23.784	-24.264	-24.756	-25.260	-25.764	-26.268	-26.784	-20.493
Verzekeringskosten	-2.868	-11.700	-11.928	-12.168	-12.408	-12.660	-12.912	-13.176	-13.440	-13.704	-10.476
Reservering onderhoud	-5.056	-20.429	-20.831	-21.244	-21.677	-22.106	-22.548	-22.991	-23.456	-23.925	-18.245
Vastgoedbeheerkosten	-3.789	-15.312	-15.625	-15.940	-16.255	-16.579	-16.915	-17.258	-17.595	-17.948	-13.682
Exploitatiekosten	-17.314	-70.301	-71.700	-73.136	-74.604	-76.101	-77.635	-79.189	-80.759	-82.361	-62.896
Netto huuropbrengsten	235.423	950.894	969.918	989.313	1.009.092	1.029.273	1.049.845	1.070.841	1.092.265	1.114.114	849.427
Fondsbeheervergoeding	-7.581	-30.635	-31.249	-31.877	-32.509	-33.164	-33.824	-34.497	-35.189	-35.901	-27.374
Vennootschapskosten	-2.751	-11.232	-11.460	-11.688	-11.916	-12.144	-12.372	-12.624	-12.888	-13.152	-15.798
Fondskosten	-10.332	-41.867	-42.709	-43.565	-44.425	-45.308	-46.196	-47.121	-48.077	-49.053	-43.172
Exploitatieresultaat	225.091	909.027	927.209	945.748	964.667	983.965	1.003.649	1.023.720	1.044.188	1.065.061	806.255
Rentebaten	953	6.720	7.369	8.425	9.909	11.688	10.593	8.571	7.098	6.206	3.503
Rente Bankleningen	-97.053	-387.491	-386.328	-385.176	-384.024	-395.442	-452.674	-443.324	-433.974	-424.624	-312.332
Rentekosten	-96.100	-380.771	-378.959	-376.751	-374.115	-383.754	-442.081	-434.753	-426.876	-418.418	-308.829
Direct resultaat	128.991	528.256	548.250	568.997	590.552	600.211	561.568	588.967	617.312	646.643	497.426
Direct fondsrendement	8,2%	8,4%	8,7%	9,0%	9,4%	9,5%	8,9%	9,3%	9,8%	10,3%	10,5%
Gemiddeld direct fondsrendement	9,3%										
Per Participatie € 25.000											
Direct resultaat	512	2.096	2.176	2.258	2.343	2.382	2.228	2.337	2.450	2.566	1.974
Winstuitkering	484	1.938	1.938	1.938	1.938	1.938	1.938	1.938	1.938	1.938	1.453
Winstuitkering in %	7,75%	7,75%	7,75%	7,75%	7,75%	7,75%	7,75%	7,75%	7,75%	7,75%	7,75%
Gemiddelde winstuitkering per jaar	1.938										
Gemiddeld Direct beleggersrendement	7,75%										

Tabel 11 10-jaarsprognose Kasstroomoverzicht (in €)

	1-10-2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	30-09-2021
Liquiditeitsreserve aanvang	223.417	226.116	249.337	292.752	357.121	443.262	483.151	369.469	283.186	225.248	196.641
Direct resultaat	128.991	528.256	548.250	568.997	590.552	600.211	561.568	588.967	617.312	646.643	497.426
Reservering onderhoud	5.056	20.429	20.831	21.244	21.677	22.106	22.548	22.991	23.456	23.925	18.245
Besteding onderhoud	-2.528	-10.215	-10.416	-10.622	-10.839	-13.844	-22.548	-22.991	-23.456	-23.925	-18.245
Aflossing Bankleningen	-6.750	-27.000	-27.000	-27.000	-27.000	-80.333	-187.000	-187.000	-187.000	-187.000	-140.224
Winstuitkeringen	-122.070	-488.250	-488.250	-488.250	-488.250	-488.250	-488.250	-488.250	-488.250	-488.250	-366.188
Liquiditeitsreserve ultimo	226.116	249.337	292.752	357.121	443.262	483.151	369.469	283.186	225.248	196.641	187.655