# Project: Zwarte Molen Zuid

| Parameters | |
|---|---|
| Startdatum | 1-1-2023 |
| Einddatum | 31-12-2042 |
| rentekosten/opbrengsten | 1,46% |
| Kostenstijging | 2% |
| Opbrengstenstijging | 2% (0% voor inv. na 10 jaar) |

## Grondexploitatie Zwarte Molen Zuid

### Kosten

| | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **boekwaarde 1/1/2023** | € -20.639 | € 330.407 | € -56.344 | € -202.861 | € -346.197 | € -350.756 | € -355.371 | € -360.045 | € -364.776 | € -369.566 | € -374.415 | € -379.324 | € -384.574 | € -389.918 | € -395.356 | € -400.890 | € -434.959 | € -1.809.920 | € -464.048 | € 431.423 | |
| grondverwerving | € -79.400 | | | | | | | | | | | | | | | | € -95.280 | | | | € **-174.680** |
| Sloopkosten | | | | | | | | | | | | | | | | | € -63.000 | | | | € **-63.000** |
| bouwrijp maken | | € -237.500 | | | | | | | | | | | | | | | € -537.825 | | | | € **-775.325** |
| Woonrijp maken | | | € -56.810 | € -56.810 | | | | | | | | | | | | | | | € -159.538 | € -159.538 | € **-432.696** |
| Groen | | | € -35.768 | € -35.768 | | | | | | | | | | | | | | | € -54.728 | € -54.728 | € **-180.992** |
| Openbare verlichting | | € -9.125 | € -9.125 | € -18.250 | | | | | | | | | | | | | | € -9.000 | € -9.000 | € -18.000 | € **-72.500** |
| Diversen | € -278.306 | € -69.576 | | | | | | | | | | | | | | | € -135.000 | € -135.000 | | | € **-617.882** |
| Landschappelijke kwaliteitsverbetering | | | | | | | | | | | | | | | | | | € -18.111 | € -14.716 | | |
| Planbegeleiding | € -69.700 | € -63.914 | € -36.954 | € -21.173 | € -647 | € -647 | € -647 | € -647 | € -647 | € -647 | € -647 | € -647 | € -647 | € -647 | € -647 | € -21.568 | € -182.588 | € -139.452 | € -147.669 | € -56.839 | € **-746.974** |
| Planschade (stelpost) | | | | | | | | | | | | | | | | | | € -8.333 | € -8.333 | € -8.333 | € **-24.999** |
| kostenstijging | € -3.463 | € -11.460 | € -7.037 | € -9.473 | € -60 | € -74 | € -89 | € -104 | € -119 | € -134 | € -150 | € -165 | € -182 | € -198 | € -215 | € -7.748 | € -354.917 | € -120.850 | € -167.810 | € -140.185 | € **-824.433** |
| kosten inclusief stijging | € -430.869 | € -391.575 | € -145.694 | € -141.474 | € -707 | € -721 | € -736 | € -751 | € -766 | € -781 | € -797 | € -812 | € -829 | € -845 | € -862 | € -29.316 | € -1.368.610 | € -430.746 | € -561.794 | € -437.623 | € **-3.946.308** |
| Verkoop woningen | | | | | | | | | | | | | | | | | | € 1.803.042 | € 1.464.041 | | € **3.267.083** |
| Financiële bijdrage woonrijp maken | € 353.216 | | | | | | | | | | | | | | | | | | | | € **353.216** |
| Pachtopbrengsten | | | | € 1.100 | € 1.100 | € 1.100 | € 1.100 | € 1.100 | € 1.100 | € 1.100 | € 1.100 | € 1.100 | € 1.100 | € 1.100 | € 1.100 | € 1.100 | | | | | € **14.300** |
| opbrengstenstijging | | | | € - | € 103 | € 127 | € 151 | € 176 | € 202 | € 228 | € 254 | | | | | | | | | | € **1.240** |
| opbrengst inclusief stijging | € 353.216 | | | € 1.100 | € 1.203 | € 1.227 | € 1.251 | € 1.276 | € 1.302 | € 1.328 | € 1.354 | € 1.100 | € 1.100 | € 1.100 | € 1.100 | € 1.100 | | € 1.803.042 | € 1.464.041 | | € **3.635.839** |
| rente | € -301 | € 4.824 | € -823 | € -2.962 | € -5.054 | € -5.121 | € -5.188 | € -5.257 | € -5.326 | € -5.396 | € -5.466 | € -5.538 | € -5.615 | € -5.693 | € -5.772 | € -5.853 | € -6.350 | € -26.425 | € -6.775 | € 6.299 | € **-97.793** |
| Verliesname | € 429.000 | | | | | | | | | | | | | | | | | | | | € **429.000** |
| **boekwaarde 31/12/2023** | € 330.407 | € -56.344 | € -202.861 | € -346.197 | € -350.756 | € -355.371 | € -360.045 | € -364.776 | € -369.566 | € -374.415 | € -379.324 | € -384.574 | € -389.918 | € -395.356 | € -400.890 | € -434.959 | € -1.809.920 | € -464.048 | € 431.423 | € 99 | |

## Grondexploitatie Zwarte Molen Zuid

### Fasering

| | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| grondverwerving | 45% | | | | | | | | | | | | | | | | 55% | | | |
| Sloopkosten | | | | | | | | | | | | | | | | | 100% | | | |
| bouwrijp maken | | 31% | | | | | | | | | | | | | | | 69% | | | |
| Woonrijp maken | | | 13% | 13% | | | | | | | | | | | | | | | 37% | 0 |
| Groen | | | 20% | 20% | | | | | | | | | | | | | | | 30% | 0 |
| Openbare verlichting | | 13% | 13% | 25% | | | | | | | | | | | | | | 12% | 12% | 0 |
| Diversen | 45% | 11% | | | | | | | | | | | | | | | 22% | 22% | | |
| Planbegeleiding | 9% | 9% | 5% | 3% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 3% | 24% | 19% | 20% | 0 |
| Planschade (stelpost) | | | | | | | | | | | | | | | | | | 33% | 33% | 0 |
| Verkoop woningen | | | 100% | | | | | | | | | | | | | | | | | |
| Financiële bijdrage woonrijp maken | | | | | | | | | | | | | | | | | | | | |
| Pachtopbrengsten | | | | | | | | | | | | | | | | | | | | |

| Contante waarde resultaat | Resultaat op eindwaarde |
|---|---|
| € -496.381 | € -428.901 |