

# STRESSHOLME OPTIONS - FINANCIAL ANALYSIS

		Value	Value		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	15 Year Cash Flow
<b>Baseline Data</b>																				
<b>Assets</b>																				
	Stressholme Golf Course, Club House and Car Park	£750,000																		
	Stressholme Golf Course		£600,000																	
	Stressholme Golf Club Building & Car Park		£150,000																	
	TUPE Consideration/Redundancy Costs (based on maximum costs)		£124,000																	
<b>Revenue</b>																				
	Income from Blackwell Golf Club				£10,000	£10,000	£10,000	£10,000	£10,000	£10,000	£10,000	£10,000	£10,000	£10,000	£10,000	£10,000	£10,000	£10,000	£10,000	£150,000
	Stressholme Subsidy (Budget)				-£25,000	-£25,000	-£25,000	-£25,000	-£25,000	-£25,000	-£25,000	-£25,000	-£25,000	-£25,000	-£25,000	-£25,000	-£25,000	-£25,000	-£25,000	-£375,000
	Stressholme Fixed Costs				-£53,000	-£53,000	-£53,000	-£53,000	-£53,000	-£53,000	-£53,000	-£53,000	-£53,000	-£53,000	-£53,000	-£53,000	-£53,000	-£53,000	-£53,000	-£795,000
	Asset Value	£750,000		Profit/Loss	-£68,000	-£68,000	-£68,000	-£68,000	-£68,000	-£68,000	-£68,000	-£68,000	-£68,000	-£68,000	-£68,000	-£68,000	-£68,000	-£68,000	-£68,000	-£1,020,000
<b>Option 1 - Retain at zero subsidy (possibly in a Trust)</b>																				
<b>Capital</b>																				
	Investment in club house					-£150,000	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
<b>Revenue</b>																				
	Income from Blackwell Golf Club				£10,000	£10,000	£10,000	£10,000	£10,000	£10,000	£10,000	£10,000	£10,000	£10,000	£10,000	£10,000	£10,000	£10,000	£10,000	£150,000
	Stressholme Subsidy				-£25,000	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	-£25,000
	Stressholme Fixed Costs				-£53,000	-£53,000	-£53,000	-£53,000	-£53,000	-£53,000	-£53,000	-£53,000	-£53,000	-£53,000	-£53,000	-£53,000	-£53,000	-£53,000	-£53,000	-£795,000
	Profit/Loss				-£68,000	-£193,000	-£43,000	-£43,000	-£43,000	-£43,000	-£43,000	-£43,000	-£43,000	-£43,000	-£43,000	-£43,000	-£43,000	-£43,000	-£43,000	-£820,000
<b>Option 2a - Sell land and club house together</b>																				
<b>Capital</b>																				
	Capital receipt from sale as a going concern (land and buildings)						£750,000	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£750,000
	TUPE Consideration/Redundancy Costs (based on 50% of costs)						-£62,000													-£62,000
	Net Receipt						£688,000													£688,000
<b>Revenue</b>																				
	Income from Blackwell Golf Club				£10,000	£10,000	£10,000	£10,000	£10,000	£10,000	£10,000	£10,000	£10,000	£10,000	£10,000	£10,000	£10,000	£10,000	£10,000	£130,000
	Stressholme subsidy				-£25,000	-£25,000	-£12,500	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	-£12,500
	Stressholme Fixed Costs				-£53,000	-£53,000	-£53,000	-£53,000	-£53,000											
	Profit/Loss				-£68,000	-£68,000	£632,500	-£43,000	-£43,000	£10,000	£10,000	£10,000	£10,000	£10,000	£10,000	£10,000	£10,000	£10,000	£10,000	£510,500
<b>Option 2b - Lease land and club house together</b>																				
<b>Capital</b>																				
	Investment in club house - n/a as included in rent free period				£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
<b>Revenue</b>																				
	Income from Blackwell Golf Club				£10,000	£10,000	£10,000	£10,000	£10,000	£10,000	£10,000	£10,000	£10,000	£10,000	£10,000	£10,000	£10,000	£10,000	£10,000	£150,000
	Stressholme subsidy				-£25,000	-£25,000	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	-£50,000
	Lease Income from Stressholme				£0	£0	<-----Rent Free Period----->				£40,000	£40,000	£40,000	£40,000	£40,000	£40,000	£40,000	£40,000	£40,000	£400,000
	TUPE Consideration/Redundancy Costs - n/a as included in rent free period																			£0
	Stressholme Fixed Costs				-£53,000	-£53,000	-£53,000	-£53,000	-£53,000	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	-£265,000
	Profit/Loss				-£68,000	-£68,000	-£43,000	-£43,000	-£43,000	£50,000	£50,000	£50,000	£50,000	£50,000	£50,000	£50,000	£50,000	£50,000	£50,000	£235,000
<b>Option 2c - Keep Course and lease Club House</b>																				
<b>Capital</b>																				
	Investment in club house - n/a				£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
<b>Revenue</b>																				
	Income from Blackwell Golf Club				£10,000	£10,000	£10,000	£10,000	£10,000	£10,000	£10,000	£10,000	£10,000	£10,000	£10,000	£10,000	£10,000	£10,000	£10,000	£150,000
	Stressholme subsidy (Course Only)				-£25,000	-£25,000	-£25,000	-£25,000	-£25,000	-£25,000	-£25,000	-£25,000	-£25,000	-£25,000	-£25,000	-£25,000	-£25,000	-£25,000	-£25,000	-£375,000
	Lease income from franchise of club house						<-----Rent Free Period----->				£30,000	£30,000	£30,000	£30,000	£30,000	£30,000	£30,000	£30,000	£30,000	£330,000
	Stressholme Fixed Costs				-£53,000	-£53,000	-£53,000	-£53,000	-£53,000	-£30,000	-£30,000	-£30,000	-£30,000	-£30,000	-£30,000	-£30,000	-£30,000	-£30,000	-£30,000	-£565,000
	Profit/Loss				-£68,000	-£68,000	-£68,000	-£68,000	-£38,000	-£15,000	-£15,000	-£15,000	-£15,000	-£15,000	-£15,000	-£15,000	-£15,000	-£15,000	-£15,000	-£460,000
<b>Option 3 - Close Stressholme and convert to Farmland</b>																				
<b>Capital</b>																				
	Sale of Stressholme as farmland					£1,125,000														£1,125,000
<b>Revenue</b>																				
	Income from Blackwell Golf Club				£10,000	£10,000	£10,000	£10,000	£10,000	£10,000	£10,000	£10,000	£10,000	£10,000	£10,000	£10,000	£10,000	£10,000	£10,000	£140,000
	Stressholme subsidy				-£25,000	-£12,500	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	-£12,500
	Stressholme Fixed Costs				-£63,000	-£53,000	-£53,000	-£53,000	-£53,000											-£212,000
	TUPE Consideration/Redundancy Costs (based on maximum costs)						-£124,000													
	Profit/Loss				-£78,000	£945,500	-£43,000	-£43,000	-£43,000	£10,000	£10,000	£10,000	£10,000	£10,000	£10,000	£10,000	£10,000	£10,000	£10,000	£838,500

Income based on current state (not with refurb), may require a rent free period to allow tenant to upgrade facilities

Income based on current state (not with refurb), may require a rent free period to allow tenant to upgrade facilities. Also rent free period includes allowance for TUPE.

