

APPENDIX 2 - Rubicon Centre financial modelling

Annual figures

RUBICON CENTRE

	Current position			Position @ 21% rent increase			Position @ 48% rent increase			Position @ 66% (top rent)		
	Net lettable (sq ft)	£ / sq ft	Total (£)	£/sq ft	Total (£)	£ /sq ft increase by	£/sq ft	Total (£)	£/sq ft increase by	£/sq ft	Total (£)	£/sq ft increase by
Office	3,630	18.17	65,957	22.00	79,860	3.83	27.00	98,010.00	8.83	30.35	110,171	12
Workshop	10,195	13.13	133,860	16.00	163,120	2.87	19.40	197,783.00	6.27	20.22	206,143	7
INCOME @	100% occupancy		199,817		242,980			295,793.00			316,313	
	85% occupancy		169,845		206,533			251,424.05			268,866	
	70% occupancy		139,872		170,086			207,055.10			221,419	
	65% occupancy		129,881		157,937			192,265.45			205,604	
EXPENDITURE @	100% occupancy		195,616									
	85% occupancy		207,707									
	70% occupancy		219,798									
	65% occupancy		223,828									
Balance @ 100% occupancy			4,201		47,364			100,177.00			120,697	
Balance @ 85% occupancy			-37,862		-1,174			43,717.05			61,159	
Balance @ 70% occupancy			-79,926		-49,712			-12,742.90			1,621	
Balance @ 65% occupancy			-93,947		-65,891			-31,562.55			-18,224	