

# Budgetter og værdiopgørelse - med løbende gældspleje

## Ejendommens driftsbudget

År	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Lejendætægter	1.248.590	1.525.777	1.556.292	1.587.418	1.619.166	1.651.550	1.684.581	1.718.272	1.752.638	1.787.690	1.823.444	1.859.913	1.897.111	1.935.054	1.973.755	2.013.230	2.053.494	2.094.564	2.136.456	2.179.185	2.222.768
Driftsomkostninger	-102.000	-104.040	-106.121	-178.243	-110.408	-112.616	-114.869	-117.166	-189.509	-128.472	-155.422	-158.530	-161.701	-243.685	-168.234	-171.598	-175.030	-178.531	-182.101	-185.743	-189.458
Resultat før renter	1.146.590	1.421.737	1.450.171	1.409.175	1.508.758	1.538.933	1.569.712	1.601.106	1.563.128	1.659.218	1.668.022	1.701.383	1.735.411	1.691.369	1.805.521	1.841.632	1.878.464	1.916.033	1.954.354	1.993.441	2.033.310
Opstartsomkostninger	-273.830	-273.830	-273.830	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fradragsberettigede erhvervsomkostninger	-162.500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Renteindtægter	0	17.500	8.750	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Renteudgifter	-450.076	-520.692	-502.534	-459.537	-374.520	-357.724	-340.720	-323.503	-324.229	-374.520	-357.724	-340.720	-323.503	-324.229	-374.520	-357.724	-340.720	-323.503	-306.070	-288.417	-270.540
Driftsresultat	260.184	644.715	682.557	949.638	1.134.238	1.181.209	1.228.992	1.277.603	1.238.900	1.284.698	1.310.298	1.360.663	1.411.908	1.367.140	1.431.001	1.483.907	1.537.744	1.592.531	1.648.284	1.705.024	1.762.770

## Likviditetsbudget

År	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Driftsresultat	260.184	644.715	682.557	949.638	1.134.238	1.181.209	1.228.992	1.277.603	1.238.900	1.284.698	1.310.298	1.360.663	1.411.908	1.367.140	1.431.001	1.483.907	1.537.744	1.592.531	1.648.284	1.705.024	1.762.770
Investorindskud	7.700.000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Udlodning ejerkreds	0	0	0	-547.862	-353.330	-393.081	-433.535	-474.704	-457.1783	-507.100	-525.546	-568.649	-612.521	-4.703.606	-657.057	-702.882	-749.532	-797.022	-845.368	-894.588	-944.699
Køb af ejendom	-27.383.000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Handelsomkostninger	-1.595.560	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1. prioritet	8.622.433	0	0	8.926.000	0	0	0	0	8.926.000	0	0	0	8.926.000	0	0	0	0	0	0	0	0
2. prioritet	8.568.412	0	0	8.926.000	0	0	0	0	8.926.000	0	0	0	8.926.000	0	0	0	0	0	0	0	0
3. prioritet	3.500.000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Depositem	1.498.308	29.966	30.565	31.177	31.800	32.436	33.085	33.747	34.422	35.110	35.812	36.529	37.259	38.004	38.764	39.540	40.330	41.137	41.960	42.799	43.655
Lån fra komplementar	50.000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Afdrag 1. prioritet	-380.415	-387.239	-394.185	-7.554.448	-377.086	-383.805	-390.644	-397.604	-7.376.861	-377.086	-383.805	-390.644	-397.604	-7.376.861	-377.086	-383.805	-390.644	-397.604	-404.689	-411.900	-419.239
Afdrag 2. prioritet	-441.918	-443.072	-444.229	-7.348.029	-435.623	-436.759	-437.899	-439.041	-7.176.678	-435.623	-436.759	-437.899	-439.041	-7.176.678	-435.623	-436.759	-437.899	-439.041	-440.187	-441.335	-442.487
Afdrag 3. prioritet	-48.444	-19.371	-49.709	-3.382.476	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Periodens likviditet	350.000	-175.000	-175.000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Akkumuleret likviditet	350.000	175.000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

## Balancebudget

År	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Ejendommens værdi	27.383.000	27.930.660	28.489.273	29.059.059	29.640.240	30.233.045	30.837.706	31.454.460	32.083.549	32.725.220	33.379.724	34.047.319	34.728.265	35.422.830	36.131.287	36.853.913	37.590.991	38.342.811	39.109.667	39.891.860	40.689.698
Handelsomkostninger	1.595.560	1.276.448	957.336	638.224	319.112	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Saldo 1. prioritet	-8.242.018	-7.854.779	-7.460.594	-8.832.147	-8.455.060	-8.071.255	-7.680.611	-7.283.007	-8.832.147	-8.455.060	-8.071.255	-7.680.611	-7.283.007	-8.832.147	-8.455.060	-8.071.255	-7.680.611	-7.283.007	-6.878.318	-6.466.418	-6.047.179
Saldo 2. prioritet	-8.126.495	-7.683.423	-7.239.195	-8.817.165	-8.381.543	-7.944.783	-7.506.884	-7.067.843	-8.817.165	-8.381.543	-7.944.783	-7.506.884	-7.067.843	-8.817.165	-8.381.543	-7.944.783	-7.506.884	-7.067.843	-6.627.656	-6.186.321	-5.743.834
Saldo 3. prioritet	-3.451.556	-3.432.185	-3.382.476	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Depositem	-1.498.308	-1.528.274	-1.558.839	-1.590.016	-1.621.816	-1.654.253	-1.687.338	-1.721.084	-1.755.506	-1.790.616	-1.826.429	-1.862.957	-1.900.216	-1.938.221	-1.976.985	-2.016.525	-2.056.855	-2.097.992	-2.139.952	-2.182.751	-2.226.406
Lån komplementar	-50.000	-50.000	-50.000	-50.000	-50.000	-50.000	-50.000	-50.000	-50.000	-50.000	-50.000	-50.000	-50.000	-50.000	-50.000	-50.000	-50.000	-50.000	-50.000	-50.000	-50.000
Akkumuleret likviditet	350.000	175.000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Egenkapital	7.960.184	8.833.447	9.755.505	10.407.955	11.450.933	12.512.753	13.912.872	15.332.525	12.628.731	14.048.001	15.487.257	16.946.866	18.427.199	15.785.298	17.267.699	18.771.349	20.296.640	21.843.968	23.413.740	25.006.370	26.622.278

### Investorbudget (10%), Privat investor med kontantindskud

År	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Resultat før renter & afskrivninger	71.026	114.791	117.634	140.917	150.876	153.893	156.971	160.111	156.313	165.922	166.802	170.138	173.541	169.137	180.552	184.163	187.846	191.603	195.435	199.344	203.331
Ejfradagsberettigede omkostninger ved låneomlægning	0	0	0	7.000	0	0	0	0	7.000	0	0	0	0	7.875	0	0	0	0	0	0	0
Afskrivninger installationer	-10.953	-10.953	-10.953	-10.953	-10.953	-10.953	-10.953	-10.953	-10.953	-10.953	-10.953	-10.953	-10.953	-10.953	-10.953	-10.953	-10.953	-10.953	-10.953	-10.953	-10.953
Resultat før renter	60.073	103.837	106.681	136.964	139.923	142.940	146.018	149.157	152.360	154.969	155.849	159.185	162.588	166.059	169.599	173.210	176.893	180.650	184.482	188.391	192.378
Renteudgift, selskab	-45.008	-52.069	-50.253	-45.954	-37.452	-35.772	-34.072	-32.350	-32.423	-37.452	-35.772	-34.072	-32.350	-32.423	-37.452	-35.772	-34.072	-32.350	-30.607	-28.842	-27.054
Renteindtægt, selskab	0	1.750	875	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Skatteresultat	15.065	53.518	57.303	91.011	102.471	107.168	111.946	116.807	119.937	117.517	120.077	125.113	130.238	133.636	132.147	137.438	142.821	148.300	153.875	159.549	165.324
Skatteprocent	22,0%	22,0%	22,0%	22,0%	22,0%	22,0%	22,0%	22,0%	22,0%	22,0%	22,0%	22,0%	22,0%	22,0%	22,0%	22,0%	22,0%	22,0%	22,0%	22,0%	22,0%
Skattebesparelse/betaling	-3.314	-11.774	-12.607	-20.022	-22.544	-23.577	-24.628	-25.698	-26.386	-25.854	-26.417	-27.525	-28.652	-29.400	-29.072	-30.236	-31.421	-32.626	-33.853	-35.101	-36.371
Investorindskud	-775.000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Udlodning	0	0	0	54.786	35.333	39.308	43.353	47.470	45.717	50.710	52.555	56.865	61.252	470.361	65.706	70.288	74.953	79.702	84.537	89.459	94.470
Årets likviditet	-778.314	-11.774	-12.607	34.764	12.789	15.731	18.725	21.773	430.792	24.856	26.138	29.340	32.600	440.961	36.633	40.052	43.533	47.076	50.684	54.358	58.099
Akkumuleret likviditet	-778.314	-790.088	-802.695	-767.931	-755.142	-739.410	-720.685	-698.912	-268.120	-243.264	-217.126	-187.786	-155.186	285.775	322.408	362.460	405.993	453.069	503.753	558.111	616.210

### Andelens værdiopgørelse (10%), Privat investor med kontantindskud

År	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Ejendomsværdi	2.738.300	2.793.066	2.848.927	2.905.906	2.964.024	3.023.304	3.083.771	3.145.446	3.208.355	3.272.522	3.337.972	3.404.732	3.472.827	3.542.283	3.613.129	3.685.391	3.759.099	3.834.281	3.910.967	3.989.186	4.068.970
Gæld	-2.131.838	-2.049.866	-1.964.110	-1.923.933	-1.845.842	-1.767.029	-1.687.483	-1.607.193	-1.940.482	-1.862.722	-1.784.247	-1.705.045	-1.625.107	-1.958.753	-1.881.359	-1.803.256	-1.724.435	-1.644.884	-1.564.593	-1.483.549	-1.401.742
Værdi før skat	606.462	743.200	884.817	981.973	1.118.182	1.256.275	1.396.287	1.538.252	1.267.873	1.409.800	1.553.726	1.699.687	1.847.720	1.583.530	1.731.770	1.882.135	2.034.664	2.189.397	2.346.374	2.505.637	2.667.228
Udskudt skat	-2.410	-4.819	-7.229	-9.639	-12.049	-14.458	-16.868	-19.278	-21.687	-24.097	-26.507	-28.916	-31.326	-33.736	-36.146	-38.555	-40.965	-43.375	-45.784	-48.194	-50.604
Ejendomsavance	0	45.468	100.329	156.308	213.426	271.706	331.173	391.848	453.757	516.924	581.374	647.134	714.229	782.665	852.531	923.793	996.501	1.070.683	1.146.369	1.223.588	1.302.372
Skat af ejendomsavance	0	-10.003	-22.072	-34.388	-46.954	-59.775	-72.858	-86.207	-99.827	-113.723	-127.902	-142.369	-157.130	-172.191	-187.557	-203.235	-219.230	-235.550	-252.201	-269.189	-286.522
Værdi efter skat	604.053	728.378	855.515	937.947	1.059.180	1.182.042	1.306.561	1.432.768	1.146.359	1.271.980	1.399.317	1.528.401	1.659.263	1.377.603	1.508.068	1.640.345	1.774.469	1.910.472	2.048.389	2.188.254	2.330.102
Likviditet, investor	-778.314	-790.088	-802.695	-767.931	-755.142	-739.410	-720.685	-698.912	-268.120	-243.264	-217.126	-187.786	-155.186	285.775	322.408	362.460	405.993	453.069	503.753	558.111	616.210
Likviditet, selskab	35.000	17.500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Provenu efter selskabsskat inkl. værdistigning	-139.262	-44.211	52.820	170.015	304.038	442.631	585.876	733.856	878.239	1.028.716	1.182.191	1.340.615	1.504.077	1.663.378	1.830.476	2.002.805	2.180.461	2.363.541	2.552.142	2.746.365	2.946.312
Provenu efter selskabsskat ekskl. værdistigning	-139.262	-88.974	-35.734	36.797	125.268	217.402	313.264	412.917	508.011	608.217	710.421	816.552	926.681	1.031.586	1.143.204	1.258.948	1.378.892	1.503.110	1.631.676	1.764.668	1.902.164
Provenu efter personlig indkomstskat inkl. værdistigning	-148.212	-90.980	-36.301	26.562	101.918	179.829	260.340	343.498	421.558	506.112	592.341	681.338	773.150	859.163	953.007	1.049.776	1.149.522	1.252.300	1.358.164	1.467.171	1.579.377
Provenu efter personlig indkomstskat ekskl. værdistigning	-148.212	-120.102	-90.343	-52.887	-3.434	-48.067	101.651	157.354	207.422	263.435	320.564	379.889	441.448	496.614	559.006	623.704	690.750	760.184	832.049	906.388	983.245

## Investorbudget (10%), Selskabsinvestor med kontantindskud

År	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Resultat før renter & afskrivninger	71.026	114.791	117.634	140.917	150.876	153.893	156.971	160.111	156.313	165.922	166.802	170.138	173.541	169.137	180.552	184.163	187.846	191.603	195.435	199.344	203.331
Ej fradagsberettigede omkostninger ved låneomlægning	0	0	0	7.000	0	0	0	0	7.000	0	0	0	0	7.875	0	0	0	0	0	0	0
Afskrivninger installationer	-10.953	-10.953	-10.953	-10.953	-10.953	-10.953	-10.953	-10.953	-10.953	-10.953	-10.953	-10.953	-10.953	-10.953	-10.953	-10.953	-10.953	-10.953	-10.953	-10.953	-10.953
Resultat før renter	60.073	103.837	106.681	136.964	139.923	142.940	146.018	149.157	152.360	154.969	155.849	159.185	162.588	166.059	169.599	173.210	176.893	180.650	184.482	188.391	192.378
Renteudgift, selskab	-45.008	-52.069	-50.253	-45.954	-37.452	-35.772	-34.072	-32.350	-32.423	-37.452	-35.772	-34.072	-32.350	-32.423	-37.452	-35.772	-34.072	-32.350	-30.607	-28.842	-27.054
Renteindtægt, selskab	0	1.750	875	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Skatteresultat	15.065	53.518	57.303	91.011	102.471	107.168	111.946	116.807	119.937	117.517	120.077	125.113	130.238	133.636	132.147	137.438	142.821	148.300	153.875	159.549	165.324
Skatteprocent	22,0%	22,0%	22,0%	22,0%	22,0%	22,0%	22,0%	22,0%	22,0%	22,0%	22,0%	22,0%	22,0%	22,0%	22,0%	22,0%	22,0%	22,0%	22,0%	22,0%	22,0%
Skattebesparelse/betaling	-3.314	-11.774	-12.607	-20.022	-22.544	-23.577	-24.628	-25.698	-26.386	-25.854	-26.417	-27.525	-28.652	-29.400	-29.072	-30.236	-31.421	-32.626	-33.853	-35.101	-36.371
Investorindskud	-775.000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Udlodning	0	0	0	54.786	35.333	39.308	43.353	47.470	457.178	50.710	52.555	56.865	61.252	470.361	65.706	70.288	74.953	79.702	84.537	89.459	94.470
Årets likviditet	-778.314	-11.774	-12.607	34.764	12.789	15.731	18.725	21.773	430.792	24.856	26.138	29.340	32.600	440.961	36.633	40.052	43.533	47.076	50.684	54.358	58.099
Akkumuleret likviditet	-778.314	-790.088	-802.695	-767.931	-755.142	-739.410	-720.685	-698.912	-268.120	-243.264	-217.126	-187.786	-155.186	285.775	322.408	362.460	405.993	453.069	503.753	558.111	616.210

## Andelens værdiopgørelse (10%), Selskabsinvestor med kontantindskud

År	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Ejendomsværdi	2.738.300	2.793.066	2.848.927	2.905.906	2.964.024	3.023.304	3.083.771	3.145.446	3.208.355	3.272.522	3.337.972	3.404.732	3.472.827	3.542.283	3.613.129	3.685.391	3.759.099	3.834.281	3.910.967	3.989.186	4.068.970
Gæld	-2.131.838	-2.049.866	-1.964.110	-1.923.933	-1.845.842	-1.767.029	-1.687.483	-1.607.193	-1.940.482	-1.862.722	-1.784.247	-1.705.045	-1.625.107	-1.958.753	-1.881.359	-1.803.256	-1.724.435	-1.644.884	-1.564.593	-1.483.549	-1.401.742
Værdi før skat	606.462	743.200	884.817	981.973	1.118.182	1.256.275	1.396.287	1.538.252	1.267.873	1.409.800	1.553.726	1.699.687	1.847.720	1.583.530	1.731.770	1.882.135	2.034.664	2.189.397	2.346.374	2.505.637	2.667.228
Skat af genvundne afskrivninger	-2.410	-4.819	-7.229	-9.639	-12.049	-14.458	-16.868	-19.278	-21.687	-24.097	-26.507	-28.916	-31.326	-33.736	-36.146	-38.555	-40.965	-43.375	-45.784	-48.194	-50.604
Ejendomsavance	0	45.468	100.329	156.308	213.426	271.706	331.173	391.848	453.757	516.924	581.374	647.134	714.229	782.685	852.531	923.793	996.501	1.070.683	1.146.369	1.223.588	1.302.372
Skat af ejendomsavance	0	-10.003	-22.072	-34.388	-46.954	-59.775	-72.858	-86.207	-99.827	-113.723	-127.902	-142.369	-157.130	-172.191	-187.557	-203.235	-219.230	-235.550	-252.201	-269.189	-286.522
Værdi efter skat	604.053	728.378	855.515	937.947	1.059.180	1.182.042	1.306.561	1.432.768	1.146.359	1.271.980	1.399.317	1.528.401	1.659.263	1.377.603	1.508.068	1.640.345	1.774.469	1.910.472	2.048.389	2.188.254	2.330.102
Likviditet, investor	-778.314	-790.088	-802.695	-767.931	-755.142	-739.410	-720.685	-698.912	-268.120	-243.264	-217.126	-187.786	-155.186	285.775	322.408	362.460	405.993	453.069	503.753	558.111	616.210
Likviditet, selskab	35.000	17.500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Provenu inkl. værdistigning	-139.262	-44.211	52.820	170.015	304.038	442.631	585.876	733.856	878.239	1.028.716	1.182.191	1.340.615	1.504.077	1.663.378	1.830.476	2.002.805	2.180.461	2.363.541	2.552.142	2.746.365	2.946.312
Provenu ekskl. værdistigning	-139.262	-88.974	-35.734	36.797	125.268	217.402	313.264	412.917	508.011	608.217	710.421	816.552	926.681	1.031.586	1.143.204	1.258.948	1.378.892	1.503.110	1.631.676	1.764.668	1.902.164

## Investorbudget (10%), Privat investor v/100% finansieret indskud

År	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Resultat før renter & afskrivninger	71.026	114.791	117.634	140.917	150.876	153.893	156.971	160.111	156.313	165.922	166.802	170.138	173.541	169.137	180.552	184.163	187.846	191.603	195.435	199.344	203.331
Ej fradragsberettigede omkostninger ved låneoptagning	0	0	0	7.000	0	0	0	0	7.000	0	0	0	0	7.875	0	0	0	0	0	0	0
Afskrivninger installationer	-10.953	-10.953	-10.953	-10.953	-10.953	-10.953	-10.953	-10.953	-10.953	-10.953	-10.953	-10.953	-10.953	-10.953	-10.953	-10.953	-10.953	-10.953	-10.953	-10.953	-10.953
Resultat før renter	60.073	103.837	106.681	136.964	139.923	142.940	146.018	149.157	152.360	154.969	155.849	159.185	162.588	166.059	169.599	173.210	176.893	180.650	184.482	188.391	192.378
Renteudgift, selskab	-45.008	-52.069	-50.253	-45.954	-37.452	-35.772	-34.072	-32.350	-32.423	-37.452	-35.772	-34.072	-32.350	-32.423	-37.452	-35.772	-34.072	-32.350	-30.607	-28.842	-27.054
Renteindtægt, selskab	0	1.750	875	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Skatteresultat i/S	15.065	53.518	57.303	91.011	102.471	107.168	111.946	116.807	119.937	117.517	120.077	125.113	130.238	133.636	132.147	137.438	142.821	148.300	153.875	159.549	165.324
Renteudgift, inv.indskud	-45.208	-51.990	-49.277	-46.565	-43.852	-41.140	-38.427	-35.715	-33.002	-30.290	-27.577	-24.865	-22.152	-19.440	-16.727	-14.015	-11.302	-8.590	-5.877	-3.165	-452
Skatteprocent	52,7%	22,0%	22,0%	22,0%	22,0%	22,0%	22,0%	22,0%	22,0%	22,0%	22,0%	22,0%	22,0%	22,0%	22,0%	22,0%	22,0%	22,0%	22,0%	22,0%	22,0%
Skattebesparelse/betaling	15.885	-336	-1.766	-9.778	-12.896	-14.526	-16.174	-17.840	-19.126	-19.190	-20.350	-22.055	-23.779	-25.123	-25.392	-27.153	-28.934	-30.736	-32.560	-34.405	-36.272
Udloshning	0	0	0	54.786	35.333	39.308	43.353	47.470	45.718	50.710	52.555	56.865	61.252	470.361	65.706	70.288	74.953	79.702	84.537	89.459	94.470
Ydelse inv.indskuds-lån	-77.500	-90.740	-88.027	-85.315	-82.602	-79.890	-77.177	-74.465	-71.752	-69.040	-66.327	-63.615	-60.902	-58.190	-55.477	-52.765	-50.052	-47.340	-44.627	-41.915	-6.910
Årets likviditet	-61.615	-91.076	-89.793	-40.307	-60.165	-55.108	-49.998	-44.835	-36.301	-37.520	-34.122	-28.804	-23.429	-387.048	-15.164	-9.629	-4.033	1.626	7.350	13.140	51.288
Akkumuleret likviditet	-61.615	-152.690	-242.483	-282.790	-342.955	-398.063	-448.060	-492.895	-126.594	-164.114	-198.236	-227.041	-250.469	-136.579	121.415	111.785	107.752	109.379	116.729	129.868	181.156

## Andelens værdioppgørelse (10%), Privat investor v/100% finansieret indskud

År	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Ejendomsværdi	2.738.300	2.793.066	2.848.927	2.905.906	2.964.024	3.023.304	3.083.771	3.145.446	3.208.355	3.272.522	3.337.972	3.404.732	3.472.827	3.542.283	3.613.129	3.685.391	3.759.099	3.834.281	3.910.967	3.989.186	4.068.970
Gæld	-2.131.838	-2.049.866	-1.964.110	-1.923.933	-1.845.842	-1.767.029	-1.687.483	-1.607.193	-1.526.482	-1.446.722	-1.367.247	-1.287.045	-1.206.210	-1.124.753	-1.042.673	-960.966	-879.606	-798.644	-718.079	-637.912	-558.345
Værdi før skat	606.462	743.200	884.817	981.973	1.118.182	1.256.275	1.396.287	1.538.252	1.677.873	1.825.800	1.974.725	2.123.687	2.272.617	2.421.530	2.570.456	2.719.381	2.868.306	3.017.231	3.166.156	3.315.081	3.464.006
Udskudt skat	-2.410	-4.819	-7.229	-9.639	-12.049	-14.458	-16.868	-19.278	-21.687	-24.097	-26.507	-28.916	-31.326	-33.736	-36.146	-38.555	-40.965	-43.375	-45.784	-48.194	-50.604
Ejendomsavance	0	45.468	100.329	156.308	213.426	271.706	331.173	391.848	453.757	516.924	581.374	647.134	714.229	782.685	852.531	923.793	996.501	1.070.683	1.146.369	1.223.588	1.302.372
Skat af ejendomsavance	0	-10.003	-22.072	-34.388	-46.954	-59.775	-72.858	-86.207	-99.827	-113.723	-127.902	-142.369	-157.130	-172.191	-187.557	-203.235	-219.230	-235.550	-252.201	-269.189	-286.522
Værdi efter skat	604.053	728.378	855.515	937.947	1.059.180	1.182.042	1.306.561	1.432.768	1.563.046	1.698.700	1.834.823	1.971.371	2.108.487	2.246.159	2.384.300	2.522.916	2.662.041	2.801.666	2.941.791	3.082.416	3.223.541
Likviditet, investor	-61.615	-152.690	-242.483	-282.790	-342.955	-398.063	-448.060	-492.895	-126.594	-164.114	-198.236	-227.041	-250.469	-136.579	121.415	111.785	107.752	109.379	116.729	129.868	181.156
Likviditet, selskab	35.000	17.500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Indfrielse inv.indskuds-lån	-742.708	-703.958	-665.208	-626.458	-587.708	-548.958	-510.208	-471.458	-432.708	-393.958	-355.208	-316.458	-277.708	-238.958	-200.208	-161.458	-122.708	-83.958	-45.208	-6.458	0
Provenu efter selskabsskat inkl. værdistigning	-165.270	-110.771	-52.176	28.699	128.517	235.021	348.293	468.415	587.057	713.908	845.872	984.902	1.131.086	1.275.223	1.429.274	1.590.672	1.759.513	1.935.892	2.119.909	2.311.664	2.511.258
Provenu efter selskabsskat ekskl. værdistigning	-165.270	-155.534	-140.731	-104.520	-50.254	9.792	75.680	147.476	216.828	293.409	374.102	460.839	553.690	643.431	742.002	846.815	957.944	1.075.461	1.199.443	1.329.967	1.467.110
Provenu efter personlig indkomstskat inkl. værdistigning	-169.038	-134.474	-101.280	-58.719	-2.482	57.492	121.249	188.835	252.507	323.854	398.060	476.215	558.369	635.906	722.458	813.116	907.935	1.006.967	1.110.269	1.217.896	1.329.905
Provenu efter personlig indkomstskat ekskl. værdistigning	-169.038	-163.596	-155.321	-138.167	-107.834	-74.270	-37.440	2.692	38.371	81.177	126.283	174.767	226.668	273.358	328.456	387.044	449.162	514.852	584.154	657.114	733.773