

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
Lejendtægter	633.662	2.588.072	2.642.647	2.698.398	2.755.351	2.813.532	2.872.969	2.933.690	2.995.723	3.059.098	3.123.844	3.189.992	3.257.573	3.326.619	3.397.162	3.469.237	3.542.877	3.618.118	3.694.995	3.773.545	3.853.806
Driftsomkostninger	-137.861	-188.448	-192.217	-196.061	-199.982	-203.982	-208.062	-212.223	-216.467	-220.797	-305.213	-229.717	-234.311	-238.997	-243.777	-328.653	-253.626	-258.698	-263.872	-269.150	-274.533
Resultat før renter	495.801	2.399.625	2.450.431	2.502.337	2.555.368	2.529.550	2.664.908	2.721.467	2.779.256	2.838.301	2.818.631	2.960.275	3.023.262	3.087.621	3.153.385	3.140.584	3.289.251	3.359.420	3.431.123	3.504.396	3.579.273
Opstartsomkostninger	-435.000	-435.000	-435.000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fradragsberettigede erhvervsomkostninger	-267.500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Renteindtægter	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Renteudgifter	-240.260	-933.524	-898.704	-859.765	-794.699	-705.624	-640.404	-621.814	-603.038	-584.074	-584.951	-640.404	-621.814	-603.038	-584.074	-584.951	-640.404	-621.814	-603.038	-584.074	-564.921
Driftsresultat	-446.959	1.031.100	1.116.727	1.642.572	1.760.670	1.823.926	2.024.504	2.099.653	2.176.218	2.254.227	2.233.681	2.319.871	2.401.447	2.484.583	2.569.311	2.555.633	2.648.847	2.737.606	2.828.085	2.920.321	3.014.352

Likviditetsbudget

År	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Driftsresultat	-446.959	1.031.100	1.116.727	1.642.572	1.760.670	1.823.926	2.024.504	2.099.653	2.176.218	2.254.227	2.233.681	2.319.871	2.401.447	2.484.583	2.569.311	2.555.633	2.648.847	2.737.606	2.828.085	2.920.321	3.014.352
Investorindskud	11.300.000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Udlodning ejerleeds	0	0	0	0	0	-1.502.679	-1.184.627	-1.251.477	-1.319.661	-1.389.209	-5.670.480	-1.480.790	-1.554.090	-1.628.870	-1.705.161	-5.993.326	-1.810.686	-1.891.195	-1.973.347	-2.057.176	-2.142.720
Køb af ejendom	-43.500.000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Handelsomkostninger	-2.561.730	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1. prioritet	23.000.000	0	0	0	0	29.320.000	0	0	0	0	29.320.000	0	0	0	0	29.320.000	0	0	0	0	0
2. prioritet	6.320.000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3. prioritet	6.320.000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Depositem	153.575	4.437	4.567	4.700	4.838	4.980	5.125	5.275	5.430	5.589	5.752	5.921	6.094	6.273	6.457	6.646	6.841	7.042	7.248	7.461	7.680
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	0	0	0	0	0	-23.210.724	-845.002	-853.452	-861.986	-870.606	-25.888.953	-845.002	-853.452	-861.986	-870.606	-25.888.953	-845.002	-853.452	-861.986	-870.606	-879.312
Afdrag 2. prioritet	-151.020	-605.589	-611.645	-617.761	-623.939	-3.710.046	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Afdrag 3. prioritet	-483.866	-429.949	-509.649	-1.029.511	-1.141.569	-2.725.457	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Periodens likviditet	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Akkumuleret likviditet	0	0	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	43.500.000	44.416.878	45.353.500	46.310.303	47.287.735	48.286.251	49.306.321	50.348.422	51.413.045	52.500.690	53.611.869	54.747.107	55.906.940	57.091.916	58.302.596	59.539.556	60.803.382	62.094.675	63.414.051	64.762.139	66.139.583
Handelsomkostninger	2.561.730	2.049.384	1.537.038	1.024.692	512.346	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Saldo 1. prioritet	-23.000.000	-23.000.000	-23.000.000	-23.000.000	-23.000.000	-29.109.276	-28.264.274	-27.410.822	-26.548.836	-25.678.230	-29.109.276	-28.264.274	-27.410.822	-26.548.836	-25.678.230	-29.109.276	-28.264.274	-27.410.822	-26.548.836	-25.678.230	-24.798.917
Saldo 2. prioritet	-6.168.980	-5.563.391	-4.951.747	-4.333.985	-3.710.046	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Saldo 3. prioritet	-5.836.134	-5.406.185	-4.896.536	-3.867.025	-2.725.457	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Depositem	-153.575	-158.012	-162.579	-167.279	-172.117	-177.097	-182.222	-187.497	-192.927	-198.515	-204.268	-210.188	-216.283	-222.556	-229.012	-235.658	-242.499	-249.541	-256.789	-264.250	-271.930
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	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Egenkapital	10.853.041	12.288.674	13.829.677	15.916.706	18.142.460	18.949.878	20.809.825	22.700.103	24.621.282	26.573.945	24.248.325	26.222.644	28.229.835	30.270.524	32.345.354	30.144.621	32.246.608	34.384.312	36.558.426	38.769.659	41.018.736

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	-20.670	196.462	201.543	25.0234	255.537	252.955	266.491	272.147	277.926	283.830	281.863	296.027	302.326	308.762	315.338	314.058	328.925	335.942	343.112	350.440	357.927
Ej fradragsberettigede omkostninger ved låneomsalgning	0	0	0	0	0	8.000	0	0	0	0	8.000	0	0	0	0	8.000	0	0	0	0	0
Afskrivninger ejendom	-148.710	-148.710	-148.710	-148.710	-148.710	-148.710	-148.710	-148.710	-148.710	-148.710	-148.710	-148.710	-148.710	-148.710	-148.710	-148.710	-148.710	-148.710	-148.710	-148.710	-148.710
Resultat før renter	-169.380	47.752	52.833	101.523	106.826	112.245	117.780	123.436	129.215	135.120	141.153	147.317	153.616	160.052	166.628	173.348	180.215	187.232	194.402	201.729	209.217
Renteudgift, selskab	-24.026	-93.352	-89.870	-85.977	-79.470	-70.562	-64.040	-62.181	-60.304	-58.407	-58.495	-64.040	-62.181	-60.304	-58.407	-58.495	-64.040	-62.181	-60.304	-58.407	-56.492
Renteindtægt, selskab	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Skatteresultat	-193.406	-45.600	-37.038	15.547	27.357	41.682	53.740	61.255	68.911	76.712	82.658	83.277	91.434	99.748	108.221	114.853	116.174	125.050	134.098	143.322	152.725
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	0	0	0	0	0	0	0	0	0	-15.215	-18.185	-18.321	-20.116	-21.945	-23.809	-25.268	-25.558	-27.511	-29.502	-31.531	-33.599
Investorindskud	-1.135.000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Udlodning	0	0	0	0	0	150.268	118.463	125.148	131.966	138.921	567.048	148.079	155.409	162.887	170.516	599.333	181.069	189.120	197.335	205.718	214.272
Årets likviditet	-1.135.000	0	0	0	0	150.268	118.463	125.148	131.966	123.706	548.863	128.758	135.293	140.942	146.708	574.065	155.510	161.609	167.833	174.187	180.672
Akkumuleret likviditet	-1.135.000	-1.135.000	-1.135.000	-1.135.000	-1.135.000	-984.732	-866.269	-741.122	-609.156	-485.450	63.413	193.172	328.465	469.407	616.115	1.190.180	1.345.690	1.507.299	1.675.132	1.849.319	2.029.991

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	4.350.000	4.441.888	4.535.350	4.631.030	4.728.773	4.828.625	4.930.632	5.034.842	5.141.305	5.250.069	5.361.187	5.474.711	5.590.694	5.709.192	5.830.260	5.953.956	6.080.338	6.209.467	6.341.405	6.476.214	6.613.958
Gæld	-3.515.869	-3.412.759	-3.301.086	-3.136.829	-2.960.762	-2.928.637	-2.844.650	-2.759.832	-2.674.176	-2.587.675	-2.491.354	-2.404.446	-2.317.711	-2.231.139	-2.145.724	-2.061.493	-1.978.567	-1.895.936	-1.813.600	-1.731.563	-1.650.825
Værdi før skat	834.131	1.028.929	1.234.264	1.494.201	1.768.011	1.899.988	2.085.982	2.275.010	2.467.128	2.662.395	2.429.833	2.627.264	2.827.983	3.032.052	3.239.535	3.019.462	3.229.661	3.443.431	3.660.843	3.881.966	4.106.874
Udskudt skat	0	-12.851	-37.419	-73.556	-112.290	-154.177	-198.716	-244.908	-292.785	-327.163	-359.879	-392.595	-425.312	-458.028	-490.744	-523.461	-556.177	-588.893	-621.609	-654.326	-687.042
Ejendomsavance	0	74.555	164.217	255.897	349.640	445.492	543.499	643.709	746.172	850.936	958.054	1.067.578	1.179.561	1.294.059	1.411.127	1.530.823	1.653.205	1.778.334	1.906.272	2.037.081	2.170.825
Skat af ejendomsavance	0	-16.402	-36.128	-56.297	-76.921	-98.008	-119.570	-141.616	-164.158	-187.206	-210.772	-234.867	-259.503	-284.693	-310.448	-336.781	-363.705	-391.234	-419.380	-448.158	-477.582
Værdi efter skat	834.131	999.676	1.160.717	1.364.348	1.578.800	1.647.803	1.767.697	1.888.486	2.010.185	2.148.026	1.859.182	1.999.802	2.143.168	2.289.331	2.438.343	2.159.221	2.309.779	2.463.304	2.619.853	2.779.482	2.942.250
Likviditet, investor	-1.135.000	-1.135.000	-1.135.000	-1.135.000	-1.135.000	-984.732	-866.269	-741.122	-609.156	-485.450	63.413	193.172	328.465	469.407	616.115	1.190.180	1.345.690	1.507.299	1.675.132	1.849.319	2.029.991
Likviditet, selskab	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Provenu efter selskabsskat inkl. værdistigning	-300.869	-135.324	25.717	229.348	443.800	663.071	901.427	1.147.364	1.401.030	1.662.576	1.922.595	2.192.973	2.471.633	2.758.739	3.054.458	3.349.400	3.655.469	3.970.603	4.294.985	4.628.801	4.972.241
Provenu efter selskabsskat ekskl. værdistigning	-300.869	-210.610	-123.505	4.615	141.948	282.454	440.365	604.138	773.883	949.713	1.122.180	1.303.130	1.490.443	1.684.240	1.884.646	2.082.226	2.288.836	2.502.369	2.722.960	2.950.745	3.185.864
Provenu efter personlig indkomsts- kat inkl. værdistigning	-300.869	-181.198	-89.618	25.715	147.082	267.599	402.298	541.224	684.460	832.092	975.333	1.127.891	1.285.066	1.446.952	1.613.642	1.776.359	1.948.821	2.126.338	2.309.012	2.496.948	2.690.251
Provenu efter personlig indkomsts- kat ekskl. værdistigning	-300.869	-230.763	-182.185	-110.733	-34.144	40.677	128.742	220.077	314.743	412.802	505.447	606.361	710.824	818.904	930.669	1.037.319	1.152.543	1.271.629	1.394.651	1.521.685	1.652.809

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	-20.670	196.462	201.543	250.234	255.537	252.955	266.491	272.147	277.926	283.830	281.863	296.027	302.326	308.762	315.338	314.058	328.925	335.942	343.112	350.440	357.927
Ej fradagsberettigede omkostninger ved låneomsættelse	0	0	0	0	0	8.000	0	0	0	0	8.000	0	0	0	0	8.000	0	0	0	0	0
Afskrivninger ejendom	-148.710	-148.710	-148.710	-148.710	-148.710	-148.710	-148.710	-148.710	-148.710	-148.710	-148.710	-148.710	-148.710	-148.710	-148.710	-148.710	-148.710	-148.710	-148.710	-148.710	-148.710
Resultat før renter	-169.380	47.752	52.833	101.523	106.826	112.245	117.780	123.436	129.215	135.120	141.153	147.317	153.616	160.052	166.628	173.348	180.215	187.232	194.402	201.729	209.217
Renteudgift, selskab	-24.026	-93.352	-89.870	-85.977	-79.470	-70.562	-64.040	-62.181	-60.304	-58.407	-58.495	-64.040	-62.181	-60.304	-58.407	-58.495	-64.040	-62.181	-60.304	-58.407	-56.492
Renteindtægt, selskab	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Skatteresultat	-193.406	-45.600	-37.038	15.547	27.357	41.682	53.740	61.255	68.911	76.712	82.658	83.277	91.434	99.748	108.221	114.853	116.174	125.050	134.098	143.322	152.725
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	42.549	10.032	8.148	-3.420	-6.018	-9.170	-11.823	-13.476	-15.161	-16.877	-18.185	-18.321	-20.116	-21.945	-23.809	-25.268	-25.558	-27.511	-29.502	-31.531	-33.599
Investorindskud	-1.135.000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Udlodning	0	0	0	0	0	150.268	118.463	125.148	131.966	138.921	567.048	148.079	155.409	162.887	170.516	599.333	181.069	189.120	197.335	205.718	214.272
Årets likviditet	-1.092.451	10.032	8.148	-3.420	-6.018	141.098	106.640	111.672	116.806	122.044	548.863	129.758	135.293	140.942	146.708	574.065	155.510	161.609	167.833	174.187	180.672
Akkumuleret likviditet	-1.092.451	-1.082.419	-1.074.270	-1.077.691	-1.083.709	-942.611	-835.971	-724.300	-607.494	-485.450	63.413	193.172	328.465	469.407	616.115	1.190.180	1.345.690	1.507.299	1.675.132	1.849.319	2.029.991

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	4.350.000	4.441.688	4.535.350	4.631.030	4.728.773	4.828.625	4.930.632	5.034.842	5.141.305	5.250.069	5.361.187	5.474.711	5.590.694	5.709.192	5.830.260	5.953.956	6.080.338	6.209.467	6.341.405	6.476.214	6.613.958
Gæld	-3.515.869	-3.412.759	-3.301.086	-3.136.829	-2.960.762	-2.928.637	-2.844.650	-2.759.832	-2.674.176	-2.587.675	-2.931.354	-2.847.446	-2.762.711	-2.677.139	-2.590.724	-2.934.493	-2.850.677	-2.766.036	-2.680.363	-2.594.248	-2.507.085
Værdi før skat	834.131	1.028.929	1.234.264	1.494.201	1.768.011	1.899.988	2.085.982	2.275.010	2.467.128	2.662.395	2.429.833	2.627.264	2.827.983	3.032.052	3.239.535	3.019.462	3.229.661	3.443.431	3.660.843	3.881.966	4.106.874
Skat af genvundne afskrivninger	-32.716	-65.433	-98.149	-130.865	-163.581	-196.298	-229.014	-261.730	-294.447	-327.163	-359.879	-392.595	-425.312	-458.028	-490.744	-523.461	-556.177	-588.893	-621.609	-654.326	-687.042
Ejendomsavance	0	74.555	164.217	255.897	349.640	445.492	543.499	643.709	746.172	850.936	958.054	1.067.578	1.179.561	1.294.059	1.411.127	1.530.823	1.653.205	1.778.334	1.906.272	2.037.081	2.170.825
Skat af ejendomsavance	0	-16.402	-36.128	-56.297	-76.921	-98.008	-119.570	-141.616	-164.158	-187.206	-210.772	-234.867	-259.503	-284.693	-310.448	-336.781	-363.705	-391.234	-419.380	-448.158	-477.582
Værdi efter skat	801.415	947.094	1.099.987	1.307.039	1.527.509	1.605.682	1.737.399	1.871.664	2.008.524	2.148.026	1.859.182	1.999.802	2.143.168	2.289.331	2.438.343	2.159.221	2.309.779	2.463.304	2.619.853	2.779.482	2.942.250
Likviditet, investor	-1.092.451	-1.082.419	-1.074.270	-1.077.691	-1.083.709	-942.611	-835.971	-724.300	-607.494	-485.450	63.413	193.172	328.465	469.407	616.115	1.190.180	1.345.690	1.507.299	1.675.132	1.849.319	2.029.991
Likviditet, selskab	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Provenu inkl. værdistigning	-291.036	-135.324	25.717	229.348	443.800	663.071	901.427	1.147.364	1.401.030	1.662.576	1.922.595	2.192.973	2.471.633	2.758.739	3.054.458	3.349.400	3.655.469	3.970.603	4.294.985	4.628.801	4.972.241
Provenu ekskl. værdistigning	-291.036	-210.610	-123.505	4.615	141.948	282.454	440.365	604.138	773.883	949.713	1.122.180	1.303.130	1.490.443	1.684.240	1.884.646	2.082.226	2.288.836	2.502.569	2.722.960	2.950.745	3.185.864

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 for renter & afskrivninger	-20.670	196.462	201.543	250.234	255.537	252.955	266.491	272.147	277.926	283.830	281.863	296.027	302.326	308.762	315.338	314.058	328.925	335.942	343.112	350.440	357.927
Ej fradragsberettigede omkostninger ved låneomsalgning	0	0	0	0	0	8.000	0	0	0	0	8.000	0	0	0	0	8.000	0	0	0	0	0
Afskrivninger ejendom	-148.710	-148.710	-148.710	-148.710	-148.710	-148.710	-148.710	-148.710	-148.710	-148.710	-148.710	-148.710	-148.710	-148.710	-148.710	-148.710	-148.710	-148.710	-148.710	-148.710	-148.710
Resultat for renter	-169.380	47.752	52.833	101.523	106.826	112.245	117.780	123.436	129.215	135.120	141.153	147.317	153.616	160.052	166.628	173.348	180.215	187.232	194.402	201.729	209.217
Renteudgift, selskab	-24.026	-93.352	-89.870	-85.977	-79.470	-70.562	-64.040	-62.181	-60.304	-58.407	-58.495	-64.040	-62.181	-60.304	-58.407	-58.495	-64.040	-62.181	-60.304	-58.407	-56.492
Renteindtægt, selskab	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Skatteresultat IK/S	-193.406	-45.600	-37.038	15.547	27.357	41.682	53.740	61.255	68.911	76.712	82.658	83.277	91.434	99.748	108.221	114.853	116.174	125.050	134.098	143.322	152.725
Renteudgift, inv.indskud	-19.863	-78.457	-74.484	-70.512	-66.539	-62.567	-58.594	-54.632	-50.649	-46.677	-42.704	-38.732	-34.759	-30.787	-26.814	-22.842	-18.869	-14.897	-10.924	-6.952	-2.979
Skatteprocent	52,7%	52,7%	52,7%	52,7%	52,7%	52,7%	52,7%	52,7%	52,7%	52,7%	52,0%	52,0%	52,0%	52,0%	52,0%	52,0%	52,0%	52,0%	52,0%	52,0%	52,0%
Skattebesparelse/betaling	10.468	41.347	39.253	37.160	35.066	32.973	30.879	28.786	26.692	24.597	22.504	20.411	18.317	16.224	14.131	12.038	9.945	7.852	5.759	3.666	1.573
Udlodning	0	0	0	0	0	150.268	118.463	125.148	131.966	138.921	145.876	152.831	159.786	166.741	173.696	180.651	187.606	194.561	201.516	210.471	219.426
Ydelse inv.indskudsån	-34.050	-135.207	-131.234	-127.262	-123.289	-119.317	-115.344	-111.372	-107.399	-103.427	-99.454	-95.482	-91.509	-87.537	-83.564	-79.592	-75.619	-71.647	-67.674	-63.702	-45.542
Årets likviditet	-23.582	-93.860	-91.981	-90.102	-88.223	63.924	33.998	42.562	51.259	30.548	458.804	42.797	51.431	60.179	69.042	499.498	84.042	93.239	102.562	112.014	135.786
Akkumuleret likviditet	-23.582	-117.443	-209.424	-299.526	-387.749	-323.825	-289.828	-247.266	-196.007	-165.459	-293.345	336.142	387.573	447.752	516.794	1.016.292	1.100.334	1.193.573	1.296.135	1.408.150	1.543.936

Andelens værdiopgørelse (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	4.350.000	4.441.688	4.535.350	4.631.030	4.728.773	4.828.625	4.930.632	5.034.842	5.141.305	5.250.069	5.361.187	5.474.711	5.590.694	5.709.192	5.830.260	5.953.956	6.080.338	6.209.467	6.341.405	6.476.214	6.613.958
Gæld	-3.515.869	-3.412.759	-3.301.086	-3.136.829	-2.960.762	-2.928.637	-2.844.650	-2.759.832	-2.674.176	-2.587.675	-2.491.354	-2.404.446	-2.317.711	-2.231.139	-2.145.724	-2.061.493	-1.978.467	-1.895.636	-1.813.105	-1.730.974	-1.649.248
Værdi for skat	834.131	1.028.929	1.234.264	1.494.201	1.768.011	1.899.988	2.085.982	2.275.010	2.467.128	2.662.395	2.429.833	2.627.264	2.827.983	3.032.052	3.239.535	3.019.462	3.229.661	3.443.431	3.660.843	3.881.966	4.106.874
Udskudt skat	0	-12.851	-37.419	-73.556	-112.290	-154.177	-198.716	-244.908	-292.785	-327.163	-359.879	-392.595	-425.312	-458.028	-490.744	-523.461	-556.177	-588.893	-621.609	-654.326	-687.042
Ejendomsavance	0	74.555	164.217	255.897	349.640	445.492	543.499	643.709	746.172	850.936	958.054	1.067.578	1.179.561	1.294.059	1.411.127	1.530.823	1.653.205	1.778.334	1.906.272	2.037.081	2.170.825
Skat af ejendomsavance	0	-16.402	-36.128	-56.297	-76.921	-98.008	-119.570	-141.616	-164.158	-187.206	-210.772	-234.867	-259.503	-284.693	-310.448	-336.781	-363.705	-391.234	-419.380	-448.158	-477.582
Værdi efter skat	834.131	999.676	1.160.717	1.364.348	1.578.800	1.647.803	1.767.697	1.888.486	2.010.185	2.148.026	1.859.182	1.999.802	2.143.168	2.289.331	2.438.343	2.159.221	2.309.779	2.463.304	2.618.853	2.779.482	2.942.250
Likviditet, investor	-23.582	-117.443	-209.424	-299.526	-387.749	-323.825	-289.828	-247.266	-196.007	-165.459	293.345	336.142	387.573	447.752	516.794	1.016.292	1.100.334	1.193.573	1.296.135	1.408.150	1.543.936
Likviditet, selskab	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Indfrielse inv.indskudsån	-1.120.813	-1.064.063	-1.007.313	-950.563	-893.813	-837.063	-780.313	-723.563	-666.813	-610.063	-553.313	-496.563	-439.813	-383.063	-326.313	-269.563	-212.813	-156.063	-99.313	-42.563	0
Provenu efter selskabsskat inkl. værdistigning	-310.264	-181.829	-56.019	114.260	297.239	486.915	697.557	917.657	1.147.366	1.372.504	1.599.214	1.839.381	2.090.929	2.354.021	2.628.825	2.905.950	3.197.301	3.500.815	3.816.676	4.145.070	4.486.186
Provenu efter selskabsskat ekskl. værdistigning	-310.264	-257.115	-205.241	-110.473	-4.614	106.298	236.494	374.431	520.219	659.641	798.798	949.538	1.109.738	1.279.522	1.459.013	1.638.776	1.830.668	2.032.581	2.244.651	2.467.013	2.699.809
Provenu efter personlig indkomsts- kat inkl. værdistigning	-310.264	-227.704	-171.354	-89.373	521	91.443	198.427	311.517	430.796	558.123	682.788	818.497	960.553	1.109.046	1.264.072	1.416.853	1.581.106	1.752.143	1.930.066	2.114.977	2.306.985
Provenu efter personlig indkomsts- kat ekskl. værdistigning	-310.264	-277.268	-263.921	-225.822	-180.706	-135.479	-75.128	-9.629	61.079	138.833	212.902	296.968	386.311	480.998	581.099	677.812	784.829	897.435	1.015.704	1.139.714	1.269.543