

BUDGETTER OG VÆRDIOPGØRELSE - UDEN LØBENDE GÆLDSPLEJE

Driftsbudget

År	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
Lejeindtægter	1.588.500	2.767.770	2.823.125	2.879.588	2.937.180	2.995.923	3.055.842	3.116.959	3.179.298	3.242.884	3.307.741	3.373.896	3.441.374	3.510.202	3.580.406	3.652.014	3.725.054	3.799.555	3.875.546	3.953.057	4.032.118
Driftsomkostninger	-307.230	-203.719	-208.093	-212.555	-217.106	-221.748	-226.483	-231.313	-236.239	-241.264	-246.389	-251.617	-256.949	-262.388	-267.936	-273.595	-279.366	-285.254	-291.259	-297.384	-303.632
Resultat før renter	1.281.270	2.564.051	2.615.032	2.667.033	2.720.074	2.774.175	2.829.359	2.885.646	2.943.059	3.001.620	3.061.352	3.122.279	3.184.425	3.247.814	3.312.470	3.378.419	3.445.688	3.514.301	3.584.287	3.655.673	3.728.487
Opstartsomkostninger	-425.310	-425.310	-425.310	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fradragsberettigede erhvervsomkostninger	-135.750	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	-673.750	-1.129.647	-1.085.423	-1.039.873	-992.957	-893.685	-840.696	-791.699	-741.354	-689.624	-636.472	-581.858	-525.743	-468.084	-408.839	-347.966	-285.418	-221.150	-155.115	-87.264	-17.547
Driftsresultat før værdiregulering	46.460	1.009.095	1.104.299	1.627.160	1.727.117	1.880.490	1.988.662	2.093.947	2.201.705	2.311.996	2.424.880	2.540.421	2.658.682	2.779.730	2.903.631	3.030.454	3.160.270	3.293.151	3.429.173	3.568.409	3.710.940
Værdiregulering af Ejendommen	0	850.620	867.632	884.985	902.685	920.738	939.153	957.936	977.095	996.637	1.016.570	1.036.901	1.057.639	1.078.792	1.100.368	1.122.375	1.144.823	1.167.719	1.191.073	1.214.895	1.239.193
Værdiregulering af handelsomkostninger	0	-2.564.383	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Driftsresultat efter værdiregulering	46.460	-704.668	1.971.931	2.512.145	2.629.802	2.801.229	2.927.815	3.051.883	3.178.800	3.308.633	3.441.450	3.577.322	3.716.321	3.858.522	4.003.998	4.152.829	4.305.092	4.460.870	4.620.246	4.783.304	4.950.133

Likviditetsbudget

År	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
Driftsresultat før værdiregulering	46.460	1.009.095	1.104.299	1.627.160	1.727.117	1.880.490	1.988.662	2.093.947	2.201.705	2.311.996	2.424.880	2.540.421	2.658.682	2.779.730	2.903.631	3.030.454	3.160.270	3.293.151	3.429.173	3.568.409	3.710.940
Investorindskud	18.400.000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Udlodning ejerkreds	0	0	-263.363	-510.100	-576.546	-672.684	-748.216	-819.388	-892.096	-966.372	-1.042.252	-1.119.771	-1.198.964	-1.279.869	-1.362.524	-1.446.967	-1.533.237	-1.621.375	-1.711.422	-1.803.421	-3.266.721
Køb af Ejendommen	-42.531.000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Handelsomkostninger	-2.564.383	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1. prioritet	27.500.000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2. prioritet	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lån fra komplementar	40.000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Afdrag 1. prioritet	-603.649	-1.052.936	-1.084.524	-1.117.059	-1.150.571	-1.207.807	-1.240.446	-1.274.559	-1.309.609	-1.345.623	-1.382.628	-1.420.650	-1.459.718	-1.499.860	-1.541.107	-1.583.487	-1.627.033	-1.671.776	-1.717.750	-1.764.988	-444.219
Afdrag 2. prioritet	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Periodens likviditet	287.428	-43.841	-243.587	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Akkumuleret likviditet	287.428	243.587	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Balancebudget

År	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
Ejendommens værdi	42.531.000	43.381.620	44.249.252	45.134.237	46.036.922	46.957.661	47.896.814	48.854.750	49.831.845	50.828.482	51.845.052	52.881.953	53.939.592	55.018.384	56.118.751	57.241.126	58.385.949	59.553.668	60.744.741	61.959.636	63.198.829
Handelsomkostninger	2.564.383	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Saldo 1. prioritet	-26.896.351	-25.843.416	-24.758.892	-23.641.833	-22.491.262	-21.283.455	-20.043.009	-18.768.450	-17.458.841	-16.113.217	-14.730.589	-13.309.939	-11.850.221	-10.350.361	-8.809.254	-7.225.767	-5.598.734	-3.926.958	-2.209.208	-444.219	0
Saldo 2. prioritet	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lån komplementar	-40.000	-40.000	-40.000	-40.000	-40.000	-40.000	-40.000	-40.000	-40.000	-40.000	-40.000	-40.000	-40.000	-40.000	-40.000	-40.000	-40.000	-40.000	-40.000	-40.000	-40.000
Akkumuleret likviditet	287.428	243.587	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Egenkapital	18.446.460	17.741.792	19.450.360	21.452.405	23.505.661	25.634.206	27.813.805	30.046.300	32.333.004	34.675.265	37.074.462	39.532.014	42.049.371	44.628.023	47.269.497	49.975.359	52.747.215	55.586.710	58.495.534	61.475.417	63.158.829

Investorbudget (10%), Privatinvestor med kontantindskud

År	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
Driftsresultat før værdiregulering	4.646	100.909	110.430	162.716	172.712	188.049	198.866	209.395	220.171	231.200	242.488	254.042	265.868	277.973	290.363	303.045	316.027	329.315	342.917	356.841	371.094
Ej fradragsberettigede omkostninger ved opstart	42.531	42.531	42.531	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Afskrivninger ejendom	-113.244	-113.244	-113.244	-113.244	-113.244	-113.244	-113.244	-113.244	-113.244	-113.244	-113.244	-113.244	-113.244	-113.244	-113.244	-113.244	-113.244	-113.244	-113.244	-113.244	-113.244
Skatteresultat	-66.067	30.196	39.717	49.472	59.468	74.805	85.622	96.151	106.927	117.956	129.244	140.798	152.624	164.729	177.119	189.801	202.783	216.071	229.673	243.597	257.850
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	-846	-10.884	-13.083	-16.457	-18.837	-21.153	-23.524	-25.950	-28.434	-30.976	-33.577	-36.240	-38.966	-41.756	-44.612	-47.536	-50.528	-53.591	-56.727
Investorindskud	-1.844.000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Udlodning	0	0	26.336	51.010	57.655	67.268	74.822	81.939	89.210	96.637	104.225	111.977	119.896	127.987	136.252	144.697	153.324	162.138	171.142	180.342	326.672
Årets likviditet	-1.844.000	0	25.490	40.126	44.572	50.811	55.985	60.786	65.686	70.687	75.792	81.002	86.319	91.747	97.286	102.940	108.711	114.602	120.614	126.751	269.945
Akkumuleret likviditet	-1.844.000	-1.844.000	-1.818.510	-1.778.384	-1.733.812	-1.683.001	-1.627.016	-1.566.230	-1.500.545	-1.429.858	-1.354.066	-1.273.065	-1.186.746	-1.094.999	-997.713	-894.772	-786.061	-671.459	-550.845	-424.094	-154.149

Formueforøgelse (10%), Privatinvestor med kontantindskud

År	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
Ejendomsværdi	4.253.100	4.338.162	4.424.925	4.513.424	4.603.692	4.695.766	4.789.681	4.885.475	4.983.185	5.082.848	5.184.505	5.288.195	5.393.959	5.501.838	5.611.875	5.724.113	5.838.595	5.955.367	6.074.474	6.195.964	6.319.883
Gæld	-2.689.635	-2.584.342	-2.475.889	-2.364.183	-2.249.126	-2.128.346	-2.004.301	-1.876.845	-1.745.884	-1.611.322	-1.473.059	-1.330.994	-1.185.022	-1.035.036	-880.925	-722.577	-559.873	-392.696	-220.921	-44.422	0
Værdi før skat	1.563.465	1.753.820	1.949.036	2.149.240	2.354.566	2.567.421	2.785.381	3.008.630	3.237.300	3.471.526	3.711.446	3.957.201	4.208.937	4.466.802	4.730.950	5.001.536	5.278.721	5.562.671	5.853.553	6.151.542	6.319.883
Udskudt skat	-10.379	-41.936	-74.741	-99.655	-124.568	-149.482	-174.396	-199.309	-224.223	-249.137	-274.050	-298.964	-323.878	-348.792	-373.705	-398.619	-423.533	-448.446	-473.360	-498.274	-523.187
Skat af ejendomsavance	0	-15.666	-34.534	-53.784	-73.423	-93.459	-113.901	-134.755	-156.031	-177.737	-199.882	-222.474	-245.522	-269.035	-293.023	-317.495	-342.461	-367.931	-393.915	-420.423	-447.465
Værdi efter udskudt skat	1.553.086	1.696.218	1.839.761	1.995.802	2.156.575	2.324.479	2.497.084	2.674.565	2.857.046	3.044.652	3.237.514	3.435.764	3.639.538	3.848.976	4.064.221	4.285.422	4.512.727	4.746.293	4.986.279	5.232.845	5.349.231
Likviditet, investor	-1.844.000	-1.844.000	-1.818.510	-1.778.384	-1.733.812	-1.683.001	-1.627.016	-1.566.230	-1.500.545	-1.429.858	-1.354.066	-1.273.065	-1.186.746	-1.094.999	-997.713	-894.772	-786.061	-671.459	-550.845	-424.094	-154.149
Likviditet, selskab	28.743	24.359	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Provenu efter selskabsskat inkl. ejendomsværdistigning	-262.171	-123.423	21.251	217.418	422.763	641.479	870.068	1.108.335	1.356.501	1.614.795	1.883.448	2.162.699	2.452.792	2.753.977	3.066.509	3.390.649	3.726.666	4.074.834	4.435.434	4.808.751	5.195.082
Provenu efter selskabsskat ekskl. ejendomsværdistigning	-262.171	-192.819	-116.040	10.878	145.593	292.272	447.387	610.715	782.448	962.784	1.151.924	1.350.077	1.557.455	1.774.273	2.000.757	2.237.132	2.483.633	2.740.499	3.007.974	3.286.310	3.575.764
Provenu efter personlig indkomstskat inkl. ejendomsværdistigning	-278.447	-213.753	-151.439	-41.596	73.365	195.784	323.709	457.031	595.873	740.364	890.632	1.046.810	1.209.035	1.377.446	1.552.185	1.733.398	1.921.235	2.115.847	2.317.393	2.526.032	2.741.928
Provenu efter personlig indkomstskat ekskl. ejendomsværdistigning	-278.447	-258.582	-234.575	-163.793	-88.664	-6.862	79.644	170.731	266.505	367.077	472.559	583.068	698.720	819.639	945.947	1.077.771	1.215.243	1.358.495	1.507.664	1.662.890	1.824.316

Investorindskuddet på DKK 1.844.000 er ikke medtaget i ovenstående provenuopgørelser. Den samlede værdi af anparterne efter skat (v/10% ejerskab) er således i hvert af de respektive år DKK 1.844.000 højere end ovenfor anført.

Investorbudget (10%), Selskabsinvestor med kontantindskud

År	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
Driftsresultat før værdiregulering	4.646	100.909	110.430	162.716	172.712	188.049	198.866	209.395	220.171	231.200	242.488	254.042	265.868	277.973	290.363	303.045	316.027	329.315	342.917	356.841	371.094
Ej fradragsberettigede omkostninger ved opstart	42.531	42.531	42.531	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Afskrivninger ejendom	-113.244	-113.244	-113.244	-113.244	-113.244	-113.244	-113.244	-113.244	-113.244	-113.244	-113.244	-113.244	-113.244	-113.244	-113.244	-113.244	-113.244	-113.244	-113.244	-113.244	-113.244
Skatteresultat	-66.067	30.196	39.717	49.472	59.468	74.805	85.622	96.151	106.927	117.956	129.244	140.798	152.624	164.729	177.119	189.801	202.783	216.071	229.673	243.597	257.850
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	14.535	-6.643	-8.738	-10.884	-13.083	-16.457	-18.837	-21.153	-23.524	-25.950	-28.434	-30.976	-33.577	-36.240	-38.966	-41.756	-44.612	-47.536	-50.528	-53.591	-56.727
Investorindskud	-1.844.000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Udlodning	0	0	26.336	51.010	57.655	67.268	74.822	81.939	89.210	96.637	104.225	111.977	119.896	127.987	136.252	144.697	153.324	162.138	171.142	180.342	326.672
Årets likviditet	-1.829.465	-6.643	17.599	40.126	44.572	50.811	55.985	60.786	65.686	70.687	75.792	81.002	86.319	91.747	97.286	102.940	108.711	114.602	120.614	126.751	269.945
Akkumuleret likviditet	-1.829.465	-1.836.108	-1.818.510	-1.778.384	-1.733.812	-1.683.001	-1.627.016	-1.566.230	-1.500.545	-1.429.858	-1.354.066	-1.273.065	-1.186.746	-1.094.999	-997.713	-894.772	-786.061	-671.459	-550.845	-424.094	-154.149

Formueforøgelse (10%), Selskabsinvestor med kontantindskud

År	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
Ejendomsværdi	4.253.100	4.338.162	4.424.925	4.513.424	4.603.692	4.695.766	4.789.681	4.885.475	4.983.185	5.082.848	5.184.505	5.288.195	5.393.959	5.501.838	5.611.875	5.724.113	5.838.595	5.955.367	6.074.474	6.195.964	6.319.883
Gæld	-2.689.635	-2.584.342	-2.475.889	-2.364.183	-2.249.126	-2.128.346	-2.004.301	-1.876.845	-1.745.884	-1.611.322	-1.473.059	-1.330.994	-1.185.022	-1.035.036	-880.925	-722.577	-559.873	-392.696	-220.921	-44.422	0
Værdi før skat	1.563.465	1.753.820	1.949.036	2.149.240	2.354.566	2.567.421	2.785.381	3.008.630	3.237.300	3.471.526	3.711.446	3.957.201	4.208.937	4.466.802	4.730.950	5.001.536	5.278.721	5.562.671	5.853.553	6.151.542	6.319.883
Skat af genvundne afskrivninger	-24.914	-49.827	-74.741	-99.655	-124.568	-149.482	-174.396	-199.309	-224.223	-249.137	-274.050	-298.964	-323.878	-348.792	-373.705	-398.619	-423.533	-448.446	-473.360	-498.274	-523.187
Skat af ejendomsavance	0	-15.666	-34.534	-53.784	-73.423	-93.459	-113.901	-134.755	-156.031	-177.737	-199.882	-222.474	-245.522	-269.035	-293.023	-317.495	-342.461	-367.931	-393.915	-420.423	-447.465
Værdi efter udskudt skat	1.538.551	1.688.327	1.839.761	1.995.802	2.156.575	2.324.479	2.497.084	2.674.565	2.857.046	3.044.652	3.237.514	3.435.764	3.639.538	3.848.976	4.064.221	4.285.422	4.512.727	4.746.293	4.986.279	5.232.845	5.349.231
Likviditet, investor	-1.829.465	-1.836.108	-1.818.510	-1.778.384	-1.733.812	-1.683.001	-1.627.016	-1.566.230	-1.500.545	-1.429.858	-1.354.066	-1.273.065	-1.186.746	-1.094.999	-997.713	-894.772	-786.061	-671.459	-550.845	-424.094	-154.149
Likviditet, selskab	28.743	24.359	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Provenu inkl. ejendomsværdistigning	-262.171	-123.423	21.251	217.418	422.763	641.479	870.068	1.108.335	1.356.501	1.614.795	1.883.448	2.162.699	2.452.792	2.753.977	3.066.509	3.390.649	3.726.666	4.074.834	4.435.434	4.808.751	5.195.082
Provenu ekskl. ejendomsværdistigning	-262.171	-192.819	-116.040	10.878	145.593	292.272	447.387	610.715	782.448	962.784	1.151.924	1.350.077	1.557.455	1.774.273	2.000.757	2.237.132	2.483.633	2.740.499	3.007.974	3.286.310	3.575.764

Investorindskuddet på DKK 1.844.000 er ikke medtaget i ovenstående provenuopgørelser. Den samlede værdi af anparterne efter skat (v/10% ejerskab) er således i hvert af de respektive år DKK 1.844.000 højere end ovenfor anført.