

BUDGETTER OG VÆRDIOPGØRELSE - UDEN LØBENDE GÆLDSPLEJE

Driftsbudget

År	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Lejeindtægter	658.333	2.005.425	2.036.322	2.067.700	2.099.564	2.131.923	2.164.786	2.198.158	2.232.050	2.266.468	2.301.421	2.336.917	2.372.966	2.409.575	2.446.753	2.484.510	2.522.854	2.561.796	2.601.343	2.641.505	2.682.293
Driftsomkostninger	-200.213	-204.888	-208.977	-213.149	-217.406	-221.750	-226.182	-230.704	-235.318	-240.025	-244.829	-249.730	-254.730	-259.833	-265.039	-270.350	-275.770	-281.299	-286.941	-292.698	-298.571
Resultat før renter	458.120	1.800.537	1.827.346	1.854.551	1.882.158	1.910.174	1.938.604	1.967.455	1.996.732	2.026.442	2.056.592	2.087.187	2.118.235	2.149.742	2.181.715	2.214.160	2.247.085	2.280.496	2.314.401	2.348.808	2.383.722
Opstartsmkostninger	-366.000	-366.000	-366.000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fradragsberettigede erhvervsomkostninger	-146.500	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	-325.740	-968.491	-942.019	-914.688	-886.468	-780.077	-732.730	-703.342	-673.146	-642.120	-610.240	-577.484	-543.827	-509.244	-473.711	-437.200	-399.685	-361.139	-321.532	-280.836	-239.022
Driftsresultat før værdiregulering	-380.120	466.047	519.326	939.863	995.690	1.130.097	1.205.874	1.264.112	1.323.586	1.384.322	1.446.352	1.509.703	1.574.408	1.640.498	1.708.004	1.776.960	1.847.400	1.919.358	1.992.869	2.067.971	2.144.701
Værdiregulering af Ejendommen	0	563.825	572.579	581.470	590.501	599.673	608.989	618.451	628.062	637.823	647.738	657.809	668.037	678.426	688.979	699.697	710.584	721.642	732.873	744.282	755.869
Værdiregulering af handelsomkostninger	0	-2.158.310	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Driftsresultat efter værdiregulering	-380.120	-1.128.438	1.091.905	1.521.333	1.586.191	1.729.770	1.814.863	1.882.564	1.951.648	2.022.146	2.094.090	2.167.512	2.242.445	2.318.924	2.396.983	2.476.657	2.557.983	2.640.999	2.725.743	2.812.253	2.900.570

Likviditetsbudget

År	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Driftsresultat før værdiregulering	-380.120	466.047	519.326	939.863	995.690	1.130.097	1.205.874	1.264.112	1.323.586	1.384.322	1.446.352	1.509.703	1.574.408	1.640.498	1.708.004	1.776.960	1.847.400	1.919.358	1.992.869	2.067.971	2.144.701
Investorindskud	17.700.000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Udlodning ejerkreds	0	0	-141.723	-305.706	-340.924	-414.366	-461.879	-499.658	-538.109	-577.245	-617.080	-657.626	-698.899	-740.912	-783.680	-827.217	-871.539	-916.660	-962.598	-1.009.367	-1.056.985
Køb af Ejendommen	-36.600.000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Handelsomkostninger	-2.158.310	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1. prioritet	21.960.000	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	-196.162	-594.862	-614.195	-634.157	-654.767	-715.731	-743.994	-764.454	-785.477	-807.077	-829.272	-852.077	-875.509	-899.586	-924.324	-949.743	-975.861	-1.002.697	-1.030.271	-1.058.604	-1.087.715
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	365.408	-128.816	-236.592	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Akkumuleret likviditet	365.408	236.592	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Balancebudget

År	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Ejendommens værdi	36.600.000	37.163.825	37.736.405	38.317.875	38.908.376	39.508.049	40.117.038	40.735.489	41.363.551	42.001.375	42.649.113	43.306.921	43.974.959	44.653.385	45.342.364	46.042.061	46.752.645	47.474.287	48.207.160	48.951.442	49.707.311
Handelsomkostninger	2.158.310	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Saldo 1. prioritet	-21.763.838	-21.168.975	-20.554.780	-19.920.624	-19.265.857	-18.550.126	-17.806.131	-17.041.677	-16.256.200	-15.449.123	-14.619.851	-13.767.774	-12.892.265	-11.992.679	-11.068.355	-10.118.612	-9.142.751	-8.140.053	-7.109.782	-6.051.178	-4.963.463
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	365.408	236.592	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Egenkapital	17.319.880	16.191.442	17.141.624	18.357.251	19.602.519	20.917.923	22.270.907	23.653.812	25.067.351	26.512.252	27.989.262	29.499.148	31.042.694	32.620.706	34.234.009	35.883.450	37.569.894	39.294.233	41.057.378	42.860.264	44.703.848

Investorbudget (10%), Privatinvestor med kontantindskud

År	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Driftsresultat før værdiregulering	-38.012	46.605	51.933	93.986	99.569	113.010	120.587	126.411	132.359	138.432	144.635	150.970	157.441	164.050	170.800	177.696	184.740	191.936	199.287	206.797	214.470
Ej fradragsberettigede omkostninger ved opstart	36.600	36.600	36.600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Afskrivninger ejendom	-102.171	-102.171	-102.171	-102.171	-102.171	-102.171	-102.171	-102.171	-102.171	-102.171	-102.171	-102.171	-102.171	-102.171	-102.171	-102.171	-102.171	-102.171	-102.171	-102.171	-102.171
Skatteresultat	-103.583	-18.966	-13.638	-8.185	-2.602	10.839	18.416	24.240	30.188	36.261	42.464	48.799	55.270	61.879	68.629	75.525	82.569	89.765	97.116	104.626	112.299
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	0	-3.395	-10.736	-12.159	-13.613	-15.098	-16.615	-18.165	-19.748	-21.366	-23.018	-24.706
Investorindskud	-1.774.000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Udlodning	0	0	14.172	30.571	34.092	41.437	46.188	49.966	53.811	57.724	61.708	65.763	69.890	74.091	78.368	82.722	87.154	91.666	96.260	100.937	105.699
Årets likviditet	-1.774.000	0	14.172	30.571	34.092	41.437	46.188	49.966	53.811	57.724	58.313	55.027	57.731	60.478	63.270	66.106	68.989	71.918	74.894	77.919	80.993
Akkumuleret likviditet	-1.774.000	-1.774.000	-1.759.828	-1.729.257	-1.695.165	-1.653.728	-1.607.540	-1.557.574	-1.503.764	-1.446.039	-1.387.727	-1.332.700	-1.274.969	-1.214.491	-1.151.222	-1.085.116	-1.016.127	-944.209	-869.315	-791.396	-710.403

Formueforøgelse (10%), Privatinvestor med kontantindskud

År	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Ejendomsværdi	3.660.000	3.716.383	3.773.640	3.831.787	3.890.838	3.950.805	4.011.704	4.073.549	4.136.355	4.200.137	4.264.911	4.330.692	4.397.496	4.465.339	4.534.236	4.604.206	4.675.265	4.747.429	4.820.716	4.895.144	4.970.731
Gæld	-2.176.384	-2.116.898	-2.055.478	-1.992.062	-1.926.586	-1.855.013	-1.780.613	-1.704.168	-1.625.620	-1.544.912	-1.461.985	-1.376.777	-1.289.226	-1.199.268	-1.106.835	-1.011.861	-914.275	-814.005	-710.978	-605.118	-496.346
Værdi før skat	1.483.616	1.599.485	1.718.162	1.839.725	1.964.252	2.095.792	2.231.091	2.369.381	2.510.735	2.655.225	2.802.926	2.953.915	3.108.269	3.266.071	3.427.401	3.592.345	3.760.989	3.933.423	4.109.738	4.290.026	4.474.385
Udskudt skat	0	-17.994	-37.472	-58.149	-80.054	-104.916	-131.445	-159.256	-188.374	-218.830	-247.254	-269.731	-292.209	-314.687	-337.164	-359.642	-382.120	-404.597	-427.075	-449.552	-472.030
Skat af ejendomsavance	0	-9.748	-22.125	-34.697	-47.468	-60.441	-73.619	-87.005	-100.602	-114.414	-128.445	-142.696	-157.173	-171.879	-186.816	-201.989	-217.402	-233.058	-248.962	-265.116	-281.525
Værdi efter udskudt skat	1.483.616	1.571.742	1.658.566	1.746.879	1.836.730	1.930.435	2.026.027	2.123.121	2.221.758	2.321.981	2.427.228	2.541.487	2.658.887	2.779.505	2.903.421	3.030.714	3.161.468	3.295.768	3.433.701	3.575.358	3.720.830
Likviditet, investor	-1.774.000	-1.774.000	-1.759.828	-1.729.257	-1.695.165	-1.653.728	-1.607.540	-1.557.574	-1.503.764	-1.446.039	-1.387.727	-1.332.700	-1.274.969	-1.214.491	-1.151.222	-1.085.116	-1.016.127	-944.209	-869.315	-791.396	-710.403
Likviditet, selskab	36.541	23.659	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Provenu efter selskabsskat inkl. ejendomsværdistigning	-253.843	-178.598	-101.262	17.622	141.565	276.707	418.486	565.546	717.995	875.942	1.039.501	1.208.787	1.383.918	1.565.014	1.752.199	1.945.598	2.145.341	2.351.559	2.564.387	2.783.962	3.010.427
Provenu efter selskabsskat ekskl. ejendomsværdistigning	-253.843	-225.233	-192.777	-119.468	-41.804	46.343	140.402	239.002	342.242	450.219	563.035	680.791	803.595	931.554	1.064.778	1.203.381	1.347.478	1.497.188	1.652.632	1.813.934	1.981.221
Provenu efter personlig indkomstskat inkl. ejendomsværdistigning	-253.843	-222.104	-194.720	-127.977	-58.413	17.397	96.909	179.365	264.827	353.355	445.013	539.865	637.976	739.415	844.248	952.548	1.064.385	1.179.834	1.298.969	1.421.867	1.548.606
Provenu efter personlig indkomstskat ekskl. ejendomsværdistigning	-253.843	-253.451	-251.539	-210.655	-167.343	-118.184	-65.728	-10.739	46.837	107.055	169.971	235.643	304.130	375.491	449.790	527.087	607.449	690.941	777.631	867.588	960.882

Investorindskuddet på DKK 1.774.000 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 1.774.000 højere end ovenfor anført.

Investorbudget (10%), Selskabsinvestor med kontantindskud

År	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Driftsresultat før værdiregulering	-38.012	46.605	51.933	93.986	99.569	113.010	120.587	126.411	132.359	138.432	144.635	150.970	157.441	164.050	170.800	177.696	184.740	191.936	199.287	206.797	214.470
Ej fradragsberettigede omkostninger ved opstart	36.600	36.600	36.600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Afskrivninger ejendom	-102.171	-102.171	-102.171	-102.171	-102.171	-102.171	-102.171	-102.171	-102.171	-102.171	-102.171	-102.171	-102.171	-102.171	-102.171	-102.171	-102.171	-102.171	-102.171	-102.171	-102.171
Skatteresultat	-103.583	-18.966	-13.638	-8.185	-2.602	10.839	18.416	24.240	30.188	36.261	42.464	48.799	55.270	61.879	68.629	75.525	82.569	89.765	97.116	104.626	112.299
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	22.788	4.173	3.000	1.801	572	-2.385	-4.052	-5.333	-6.641	-7.977	-9.342	-10.736	-12.159	-13.613	-15.098	-16.615	-18.165	-19.748	-21.366	-23.018	-24.706
Investorindskud	-1.774.000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Udlodning	0	0	14.172	30.571	34.092	41.437	46.188	49.966	53.811	57.724	61.708	65.763	69.890	74.091	78.368	82.722	87.154	91.666	96.260	100.937	105.699
Årets likviditet	-1.751.212	4.173	17.173	32.371	34.665	39.052	42.136	44.633	47.170	49.747	52.366	55.027	57.731	60.478	63.270	66.106	68.989	71.918	74.894	77.919	80.993
Akkumuleret likviditet	-1.751.212	-1.747.039	-1.729.866	-1.697.495	-1.662.830	-1.623.778	-1.581.642	-1.537.009	-1.489.839	-1.440.092	-1.387.727	-1.332.700	-1.274.969	-1.214.491	-1.151.222	-1.085.116	-1.016.127	-944.209	-869.315	-791.396	-710.403

Formueforøgelse (10%), Selskabsinvestor med kontantindskud

År	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Ejendomsverdi	3.660.000	3.716.383	3.773.640	3.831.787	3.890.838	3.950.805	4.011.704	4.073.549	4.136.355	4.200.137	4.264.911	4.330.692	4.397.496	4.465.339	4.534.236	4.604.206	4.675.265	4.747.429	4.820.716	4.895.144	4.970.731
Gæld	-2.176.384	-2.116.898	-2.055.478	-1.992.062	-1.926.586	-1.855.013	-1.780.613	-1.704.168	-1.625.620	-1.544.912	-1.461.985	-1.376.777	-1.289.226	-1.199.268	-1.106.835	-1.011.861	-914.275	-814.005	-710.978	-605.118	-496.346
Værdi før skat	1.483.616	1.599.485	1.718.162	1.839.725	1.964.252	2.095.792	2.231.091	2.369.381	2.510.735	2.655.225	2.802.926	2.953.915	3.108.269	3.266.071	3.427.401	3.592.345	3.760.989	3.933.423	4.109.738	4.290.026	4.474.385
Skat af genvundne afskrivninger	-22.478	-44.955	-67.433	-89.910	-112.388	-134.866	-157.343	-179.821	-202.299	-224.776	-247.254	-269.731	-292.209	-314.687	-337.164	-359.642	-382.120	-404.597	-427.075	-449.552	-472.030
Skat af ejendomsavance	0	-9.748	-22.125	-34.697	-47.468	-60.441	-73.619	-87.005	-100.602	-114.414	-128.445	-142.696	-157.173	-171.879	-186.816	-201.989	-217.402	-233.058	-248.962	-265.116	-281.525
Værdi efter udskudt skat	1.461.139	1.544.782	1.628.605	1.715.117	1.804.395	1.900.485	2.000.128	2.102.555	2.207.834	2.316.035	2.427.228	2.541.487	2.658.887	2.779.505	2.903.421	3.030.714	3.161.468	3.295.768	3.433.701	3.575.358	3.720.830
Likviditet, investor	-1.751.212	-1.747.039	-1.729.866	-1.697.495	-1.662.830	-1.623.778	-1.581.642	-1.537.009	-1.489.839	-1.440.092	-1.387.727	-1.332.700	-1.274.969	-1.214.491	-1.151.222	-1.085.116	-1.016.127	-944.209	-869.315	-791.396	-710.403
Likviditet, selskab	36.541	23.659	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Provenu inkl. ejendomsværdistigning	-253.532	-178.598	-101.262	17.622	141.565	276.707	418.486	565.546	717.995	875.942	1.039.501	1.208.787	1.383.918	1.565.014	1.752.199	1.945.598	2.145.341	2.351.559	2.564.387	2.783.962	3.010.427
Provenu ekskl. ejendomsværdistigning	-253.532	-225.233	-192.777	-119.468	-41.804	46.343	140.402	239.002	342.242	450.219	563.035	680.791	803.595	931.554	1.064.778	1.203.381	1.347.478	1.497.188	1.652.632	1.813.934	1.981.221

Investorindskuddet på DKK 1.774.000 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 1.774.000 højere end ovenfor anført.