Alle tal i t.kr.			År	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	Terminalår
Forrentningskrav %			3,75																					
Inflation %			2,00																					
Diskonteringsrente %			5,75	0,95	0,89	0,85	0,80	0,76	0,72	0,68	0,64	0,60	0,57	0,54	0,51	0,48	0,46	0,43	0,41	0,39	0,37	0,35	0,33	0,31
Forrentning deposita %			0,00																					
Måneders deposita			3,00																					
Administration %			0,00																					
OMK Budget leje				13.648.600	13.921.572	14.200.004	14.484.004	14.773.684	15.069.158	15.370.541	15.677.952	15.991.511	16.311.341	16.637.568	16.970.319	17.309.725	17.655.920	18.009.038	18.369.219	18.736.603	19.111.336	19.493.562	19.883.434	20.281.102
Moderniseret merleje 1. år				1.377.769	1.405.324	1.433.431	1.462.099	1.491.341	1.521.168	1.551.591	1.582.623	1.614.276	1.646.561	1.679.492	1.713.082	1.747.344	1.782.291	1.817.937	1.854.295	1.891.381	1.929.209	1.967.793	2.007.149	2.047.292
Moderniseret merleje 2. år m. fl.				0	1.405.324	2.866.861	4.386.298	5.965.365	7.605.840	9.309.548	11.078.362	12.914.205	14.819.051	16.794.924	18.843.905	20.968.127	23.169.780	25.451.112	27.814.430	30.262.100	32.796.550	35.420.274	38.135.829	38.898.545
Tomgangsleje				-515.050	-525.351	-535.858	-546.575	-557.506	-568.656	-580.030	-591.630	-603.463	-615.532	-627.843	-640.400	-653.208	-666.272	-679.597	-693.189	-707.053	-721.194	-735.618	-750.330	
Moderniserede boliger, primo				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
																								0
Boligleje i alt				**14.511.319**	**16.206.870**	**17.964.438**	**19.785.826**	**21.672.884**	**23.627.509**	**25.651.651**	**27.747.307**	**29.916.529**	**32.161.421**	**34.484.141**	**36.886.906**	**39.371.988**	**41.941.719**	**44.598.490**	**47.344.755**	**50.183.031**	**53.115.901**	**56.146.012**	**59.276.081**	**61.226.939**
Erhvervsleje	**1.000**	**68**		68.000	69.360	70.747	72.162	73.605	75.077	76.579	78.111	79.673	81.266	82.892	84.549	86.240	87.965	89.725	91.519	93.349	95.216	97.121	99.063	101.044
Tagboliger	**1.300**	**5.894**		7.662.200	7.815.444	7.971.753	8.131.188	8.293.812	8.459.688	8.628.882	8.801.459	8.977.489	9.157.038	9.340.179	9.526.983	9.717.522	9.911.873	10.110.110	10.312.312	10.518.559	10.728.930	10.943.508	11.162.379	11.385.626
Kælderleje				67.205	68.549	69.920	71.318	72.745	74.200	75.684	77.197	78.741	80.316	81.923	83.561	85.232	86.937	88.676	90.449	92.258	94.103	95.985	97.905	99.863
Vaskeriindtægter				100.000	102.000	104.040	106.121	108.243	110.408	112.616	114.869	117.166	119.509	121.899	124.337	126.824	129.361	131.948	134.587	137.279	140.024	142.825	145.681	148.595
Bruttoleje i alt				**22.408.724**	**24.262.223**	**26.180.898**	**28.166.615**	**30.221.289**	**32.346.882**	**34.545.412**	**36.818.943**	**39.169.597**	**41.599.551**	**44.111.034**	**46.706.337**	**49.387.808**	**52.157.854**	**55.018.948**	**57.973.622**	**61.024.476**	**64.174.174**	**67.425.451**	**70.781.109**	**72.962.068**
Driftsudgifter:																								
Skatter & Afgifter				3.090.000	3.151.800	3.214.836	3.279.133	3.344.715	3.411.610	3.479.842	3.549.439	3.620.427	3.692.836	3.766.693	3.842.027	3.918.867	3.997.244	4.077.189	4.158.733	4.241.908	4.326.746	4.413.281	4.501.547	4.591.577
Forsikringer				460.000	469.200	478.584	488.156	497.919	507.877	518.035	528.395	538.963	549.743	560.737	571.952	583.391	595.059	606.960	619.099	631.481	644.111	656.993	670.133	683.536
Abonnementer				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Renholdelse				2.300.000	2.346.000	2.392.920	2.440.778	2.489.594	2.539.386	2.590.174	2.641.977	2.694.817	2.748.713	2.803.687	2.859.761	2.916.956	2.975.295	3.034.801	3.095.497	3.157.407	3.220.555	3.284.966	3.350.666	3.417.679
Ejendomsforbrug				1.400.000	1.428.000	1.456.560	1.485.691	1.515.405	1.545.713	1.576.627	1.608.160	1.640.323	1.673.130	1.706.592	1.740.724	1.775.539	1.811.049	1.847.270	1.884.216	1.921.900	1.960.338	1.999.545	2.039.536	2.080.326
§ 18				2.869.347	2.926.734	2.985.269	3.044.974	3.105.873	3.167.991	3.231.351	3.295.978	3.361.897	3.429.135	3.497.718	3.567.672	3.639.026	3.711.806	3.786.042	3.861.763	3.938.999	4.017.779	4.098.134	4.180.097	4.263.699
§ 18b				2.605.499	2.657.609	2.710.761	2.764.976	2.820.276	2.876.681	2.934.215	2.992.899	3.052.757	3.113.812	3.176.089	3.239.611	3.304.403	3.370.491	3.437.901	3.506.659	3.576.792	3.648.328	3.721.294	3.795.720	3.871.634
Administration				500.000	510.000	520.200	530.604	541.216	552.040	563.081	574.343	585.830	597.546	609.497	621.687	634.121	646.803	659.739	672.934	686.393	700.121	714.123	728.406	742.974
Driftsudgifter i alt:				**13.224.846**	**13.489.343**	**13.759.130**	**14.034.312**	**14.314.999**	**14.601.299**	**14.893.325**	**15.191.191**	**15.495.015**	**15.804.915**	**16.121.013**	**16.443.434**	**16.772.302**	**17.107.748**	**17.449.903**	**17.798.902**	**18.154.880**	**18.517.977**	**18.888.337**	**19.266.103**	**19.651.425**
				0																				
Ombygningsudgifter til lejligheder				6.754.750	6.889.845	7.027.642	7.168.195	7.311.559	7.457.790	7.606.946	7.759.085	7.914.266	8.072.552	8.234.003	8.398.683	8.566.656	8.737.989	8.912.749	9.091.004	9.272.824	9.458.281	9.647.446	9.840.395	
Udgifter i alt				**19.979.596**	**20.379.188**	**20.786.772**	**21.202.507**	**21.626.557**	**22.059.088**	**22.500.270**	**22.950.276**	**23.409.281**	**23.877.467**	**24.355.016**	**24.842.116**	**25.338.959**	**25.845.738**	**26.362.653**	**26.889.906**	**27.427.704**	**27.976.258**	**28.535.783**	**29.106.499**	**19.651.425**
Driftsresultat / cash flow				**2.429.128**	**3.883.035**	**5.394.126**	**6.964.108**	**8.594.731**	**10.287.794**	**12.045.141**	**13.868.667**	**15.760.316**	**17.722.084**	**19.756.018**	**21.864.221**	**24.048.849**	**26.312.117**	**28.656.296**	**31.083.717**	**33.596.772**	**36.197.917**	**38.889.668**	**41.674.610**	**53.310.642**
DCF-metode																								
NV årlig cash flow				2.297.048	3.472.247	4.561.209	5.568.574	6.498.759	7.355.971	8.144.216	8.867.307	9.528.873	10.132.370	10.681.083	11.178.139	11.626.511	12.029.028	12.388.377	12.707.114	12.987.668	13.232.345	13.443.337	13.622.726	0
NV cash flows				190.322.899																				
NV terminalværdi				464.702.625																				**1.421.617.127**
Markedsværdi DCF-metode				**655.025.525**	19.861																			
Værdi af egen bolig				**0**																				
Pris i alt				**655.025.525**	19.861	#########	#########	0																
Afrundet				**655.000.000**	19.860																			
1 .års direkte afkast				**1.26**																				

Afkastbaseret metode																								
Markedsværdi før reguleringer																								221.897.583
NV merleje	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
NV moderniseret merleje 1. år	1.302.855	1.256.654	1.212.092	1.169.110	1.127.652	1.087.664	1.049.095	1.011.893	976.010	941.400	908.017	875.818	844.760	814.804	785.910	758.041	731.160	705.233	680.225	656.103	17.846.003	36.740.499
NV moderniseret merleje 2. år og frem	0	1.256.654	2.424.184	3.507.330	4.510.608	5.438.322	6.294.569	7.083.250	7.808.081	8.472.598	9.080.168	9.633.994	10.137.124	10.592.455	11.002.747	11.370.620	11.698.567	11.988.957	12.244.041	12.465.958	339.074.064	496.084.291
NV tomgang	-487.045	-469.774	-453.115	-437.047	-421.549	-406.600	-392.182	-378.275	-364.861	-351.922	-339.443	-327.406	-315.796	-304.597	-293.796	-283.378	-273.329	-263.636	-254.288	-245.270	0	-7.063.308
NV ombygningsudgifter	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
NV ombygningsudgifter til lejligheder	-6.387.470	-6.160.964	-5.942.490	-5.731.764	-5.528.510	-5.332.463	-5.143.369	-4.960.980	-4.785.059	-4.615.376	-4.451.710	-4.293.848	-4.141.584	-3.994.719	-3.853.062	-3.716.429	-3.584.641	-3.457.526	-3.334.919	-3.216.659	0	-92.633.542
NV faldstammer	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
NV indretningsudgifter	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
NV udskiftning af tek. installationer	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Markedsværdi afkastbaseret metode																								655.025.525
Værdi af egen bolig																								0
Pris i alt																								**655.025.525**