

RENT MODEL-PROFIT & LOSS

2302236 ROYAL HOTEL WOODHOUSE


Model ID: O000000351 **Model Type:** Capex Model **Approval Date:** 04.09.2020

Year 1	Year 2	Year 3	Year 4	Year 5
481	747	351	0	0

(Historical volume figures may not include purchases made through 3rdParties)

Wet Sales	% of Wet Turnover	Barrels	Avg RSP £/unit (inc VAT)	Turn over (ex VAT)	Total Wholesale Cost	Avg Disc £/brl	GP%	Gross Profit
Draught Lager	40.09 %	320.3357	£3.43	£263,728.07	£191,672.26	£118.26	41.69 %	£109,939.38
Draught Ale	25.73 %	221.1032	£3.19	£169,178.81	£115,209.77	£108.69	46.13 %	£78,039.32
Draught Cider	5.82 %	47.0924	£3.38	£38,233.13	£27,996.56	£125.00	42.17 %	£16,123.12
Packaged Lager	1.44 %	7.9500	£3.22	£9,443.06	£5,859.89	£241.36	58.27 %	£5,501.96
Packaged Cider	0.96 %	6.6200	£3.58	£6,276.39	£4,791.50	£250.55	50.09 %	£3,143.54
Wines	8.00 %	0.0000	£0.00	£52,633.46	£0.00	£0.00	65.00 %	£34,211.75
Spirits	10.00 %	0.0000	£0.00	£65,791.82	£0.00	£0.00	72.00 %	£47,370.11
Minerals	8.00 %	0.0000	£0.00	£52,633.46	£0.00	£0.00	70.00 %	£36,843.42
Total Wet Sales	100.04 %	603.1013		£657,918.20	£345,529.98		50.34 %	£331,172.60
Dry Sales								
Snacks Income				£4,562.50	£2,281.25		50.00 %	£2,281.25
Coffee Income				£2,965.63	£889.69		70.00 %	£2,075.94
Total Wet & Dry Sales				£665,446.33	£348,700.92		50.42 %	£335,529.79
Other Income								
Gross Profit				£665,446.33	£348,700.92		50.42 %	£335,529.79

Expenses as a % of Turnover(BBPA Comparable figures in red)

Expenses	%	£	%	£	
Equipment hire etc.	0.0376 %	£250.00	0.0600 %	£399.27	
Professional Fees	1.0736 %	£7,144.00	0.5100 %	£3,393.78	
Rates	4.9517 %	£32,951.00	2.7600 %	£18,366.32	
Waste Disposal/Clean	0.1503 %	£1,000.00	0.8000 %	£5,323.57	
Utilities	2.0287 %	£13,500.00	3.4500 %	£22,957.90	
Repairs and renewals	0.7514 %	£5,000.00	0.4500 %	£2,994.51	
Insurance	0.5286 %	£3,517.64	0.2600 %	£1,730.16	
Marketing & Promotion	1.4277 %	£9,500.00	1.0000 %	£6,654.46	
Live Music	0.7814 %	£5,200.00	1.1500 %	£7,652.63	
Consumables	0.9017 %	£6,000.00	0.6500 %	£4,325.40	
Bank Charges	0.3757 %	£2,500.00	0.6000 %	£3,992.68	
Pay TV	4.1259 %	£27,455.00	0.3600 %	£2,395.61	
Other Costs	1.3525 %	£9,000.00	0.7700 %	£5,123.94	
Wages	17.0072 %	£113,173.95	24.9600 %	£166,095.40	
Sub Total	35.4940 %	£236,191.59	37.7800 %	£251,405.63	
Interest on capital	0.0721 %	£480.00	0.8400 %	£5,589.75	
Tenants Improvements	0.0000 %	£0.00	0.0000 %	£0.00	
Total Expenses	35.5640 %	£236,671.59	38.6200 %	£256,995.38	£236,671.59

Divisible Balance

98,858.20

Supported Costs

0.00

Rent Bid %

50.00

FMOP

54,858.20

Modelled Rent Value

49,500.00

Managers Salary

0.00

Lessee Machine share

5,500.00



Wastage and Sediment

Method of Dispense Standard **Frequency Of Line Clean** Weekly **Line Length** Medium
Keg Lines 18 **Hand Pulls** 03 **Additional Waste** 0.0000

	Total Barrels	Cask Sediment Allowance	Line Cleaning Waste	Sellable Volume	Waste Sales Allowance (£)
Draught Cider	48.00	0.0000	0.9076	47.0924	736.86
Draught Ale	226.75	1.3589	4.2879	221.1032	4,325.16
Draught Lager	326.51	0.0000	6.1743	320.3357	5,083.23

Tenant Operating Cost Detailed Breakdown

Equipment Hire etc.	%	£	Marketing/Promotion/Tele	%	£
Equipment Hire	0.0000 %	0.00	Advertising	0.1503 %	1,000.00
Catering	0.0000 %	0.00	Marketing	0.2254 %	1,500.00
Uniforms	0.0376 %	250.00	Promotion	0.9017 %	6,000.00
Wages and Salaries	%	£	Telephone	0.1503 %	1,000.00
Wages All	17.0072 %	113,173.95	Live Music	%	£
Professional Fees	%	£	Live Music	0.7814 %	5,200.00
Legal & Professional Fees	0.1503 %	1,000.00	Consumables	%	£
Accounting	0.9233 %	6,144.00	Consumable Costs	0.9017 %	6,000.00
Stocktaking	0.0000 %	0.00	Bank Charges	%	£
Rates	%	£	Bank Charges	0.1503 %	1,000.00
Business Rates	4.5009 %	29,951.00	Credit Charges	0.2254 %	1,500.00
Water Rates	0.4508 %	3,000.00	Pay TV	%	£
Waste	%	£	SKY TV	2.7170 %	18,080.00
Cleaning	0.0000 %	0.00	Other Pay TV	1.2586 %	8,375.00
Sanitary Provision	0.1503 %	1,000.00	Licences	0.1503 %	1,000.00
Utilities	%	£	Other Costs	%	£
Gas	0.7514 %	5,000.00	Smart Dispense	0.0000 %	0.00
Electric	1.2773 %	8,500.00	Sundries	0.4508 %	3,000.00
Other Energy	0.0000 %	0.00	Training	0.0000 %	0.00
Repairs & Renewals	%	£	Motoring	0.1127 %	750.00
Repairs & Maintenance	0.7514 %	5,000.00	Stationary	0.0000 %	0.00
Insurance	%	£	Printing	0.0751 %	500.00
Insurance - SAP	0.3032 %	2,017.64	Postage	0.0376 %	250.00
Insurance - Additional	0.2254 %	1,500.00	Depreciation	0.0000 %	0.00
			Gardens & Flowers	0.1503 %	1,000.00
			Bottled Gas	0.2254 %	1,500.00
			Other	0.3006 %	2,000.00