Veemkade [redacted] vestiging erfpacht

BEREKENING CANON

Kapitaal/bloot eigendom	3,905,120.00		
rente	3.55%		
looptijd lening/erfpacht	50jaar		
herziening erfpacht iedere	10jaar		canonpercentage
gemiddelde inflatie	2.00%		2.173%

NHW	F 3,905,120.00		F 3,905,120.00
IRR	3.55%		3.55%
	3,905,120.00-		3,905,120.00-
1	138,631.76		84,850.56
2	138,631.76		84,850.56
3	138,631.76		84,850.56
4	138,631.76		84,850.56
5	138,631.76		84,850.56
6	138,631.76		84,850.56
7	138,631.76		84,850.56
8	138,631.76		84,850.56
9	138,631.76		84,850.56
10	138,631.76		84,850.56
11	138,631.76		103,432.36
12	138,631.76		103,432.36
13	138,631.76		103,432.36
14	138,631.76		103,432.36
15	138,631.76		103,432.36
16	138,631.76	10%min	103,432.36
17	138,631.76		103,432.36
18	138,631.76		103,432.36
19	138,631.76		103,432.36
20	138,631.76		103,432.36
21	138,631.76		113,475.12
22	138,631.76		113,475.12
23	138,631.76		113,475.12
24	138,631.76		113,475.12
25	138,631.76		113,475.12
26	138,631.76		113,475.12
27	138,631.76		113,475.12
28	138,631.76		113,475.12
29	138,631.76		113,475.12
30	138,631.76		113,475.12
31	138,631.76	15% min	138,325.54
32	138,631.76		138,325.54
33	138,631.76		138,325.54
34	138,631.76		138,325.54
35	138,631.76		138,325.54
36	138,631.76		138,325.54
37	138,631.76		138,325.54
38	138,631.76		138,325.54
39	138,631.76		138,325.54
40	138,631.76		138,325.54
41	138,631.76		168,618.06
42	138,631.76		168,618.06
43	138,631.76		168,618.06
44	138,631.76		168,618.06
45	138,631.76		168,618.06
46	138,631.76		168,618.06
47	138,631.76		168,618.06
48	138,631.76		168,618.06
49	138,631.76		168,618.06
50	4,043,751.76		8,051,848.74

BEREKENING CANON								
Kapitaal/bloot eigendom			100,000.00					
rente			6.00%				NAR	4.15%
looptijd lening/erfpacht			30	jaar				
herziening erfpacht		iedere	5	jaar				
gemiddelde inflatie			2.00%					
	NHW		F 100,000.00			F 100,000.00		
	IRR		6.00%			6.00%		
			100,000.00-			100,000.00-		
	1		6,000.00			4,153.64	4,153.64	
	2		6,000.00			4,153.64	4,236.72	
	3		6,000.00			4,153.64	4,321.45	
	4		6,000.00			4,153.64	4,407.88	
	5		6,000.00			4,153.64	4,496.04	
	6		6,000.00			**4,585.96**	4,585.96	
	7		6,000.00			4,585.96	4,677.68	
	8		6,000.00			4,585.96	4,771.23	
	9		6,000.00			4,585.96	4,866.66	
	10		6,000.00			4,585.96	4,963.99	
	11		6,000.00			**5,063.27**	5,063.27	
	12		6,000.00			5,063.27	5,164.53	
	13		6,000.00			5,063.27	5,267.82	
	14		6,000.00			5,063.27	5,373.18	
	15		6,000.00			5,063.27	5,480.65	
	16		6,000.00			**5,590.26**	5,590.26	
	17		6,000.00			5,590.26	5,702.06	
	18		6,000.00			5,590.26	5,816.10	
	19		6,000.00			5,590.26	5,932.43	
	20		6,000.00			5,590.26	6,051.08	
	21		6,000.00			**6,172.10**	6,172.10	
	22		6,000.00			6,172.10	6,295.54	
	23		6,000.00			6,172.10	6,421.45	
	24		6,000.00			6,172.10	6,549.88	
	25		6,000.00			6,172.10	6,680.88	
	26		6,000.00			**6,814.49**	6,814.49	
	27		6,000.00			6,814.49	6,950.78	
	28		6,000.00			6,814.49	7,089.80	
	29		6,000.00			6,814.49	7,231.59	
	30		106,000.00			187,950.65	7,376.23	
			-			F 181,136.16		

Kapitaal/bloot eigendom			100,000.00				
rente			6.00%		8%		
looptijd lening/erfpacht			20	jaar			
herziening erfpacht		iedere	**nvt**	jaar			
gemiddelde huurstijging			2.50%				
stijging huizenprijzen		gemiddeld	6%				
	NHW		F 100,000.00			F 139,547.18	
	IRR		6.00%			8.00%	
			100,000.00-			139,547.18-	
	1		6,000.00			6,000.00	
	2		6,000.00			6,150.00	
	3		6,000.00			6,303.75	
	4		6,000.00			6,461.34	
	5		6,000.00			6,622.88	
	6		6,000.00			6,788.45	
	7		6,000.00			6,958.16	
	8		6,000.00			7,132.11	
	9		6,000.00			7,310.42	
	10		6,000.00			7,493.18	
	11		6,000.00			7,680.51	
	12		6,000.00			7,872.52	
	13		6,000.00			8,069.33	
	14		6,000.00			8,271.07	
	15		6,000.00			8,477.84	
	16		6,000.00			8,689.79	
	17		6,000.00			8,907.03	
	18		6,000.00			9,129.71	
	19		6,000.00			9,357.95	
	20		106,000.00			330,305.45	
						-320713.55	

NAR	4.30%
	23.25786
139,547	
6,000.00	
6,150.00	
6,303.75	
6,461.34	
6,622.88	
6,788.45	
6,958.16	
7,132.11	
7,310.42	
7,493.18	
7,680.51	
7,872.52	
8,069.33	
8,271.07	
8,477.84	
8,689.79	
8,907.03	
9,129.71	
9,357.95	
9,591.90	

			D d D							
Waarde bloot eigendom			835,000							
canon		7.50%	62,625							
termijn in jaren		15			30					
herziening iedere		5								
infaltiecorrectie		2.25%								
		NHW	**649,518**	*15 jaar*		**NHW**	**956,007**	*30 jaar*		
	jaar				jaar					
	1		62,625		1		62,625			
	2		62,625		2		62,625			
	3		62,625		3		62,625			
	4		62,625		4		62,625			
	5		62,625		5		62,625			
	6		69,995		**6**		69,995			
	7		69,995		7		69,995			
	8		69,995		8		69,995			
	9		69,995		9		69,995			
	10		69,995		10		69,995			
	11		78,231		**11**		78,231			
	12		78,231		12		78,231			
	13		78,231		13		78,231			
	14		78,231		14		78,231			
	15		78,231		15		78,231			
					16		87,437			
					17		87,437			
					18		87,437			
					19		87,437			
					20		87,437			
					21		97,727			
					22		97,727			
					23		97,727			
					24		97,727			
					25		97,727			
					26		109,227			
					27		109,227			
					28		109,227			
					29		109,227			
					30		109,227			

DdD

62625	835,000	
64,034.06	853,787.50	64,034.06
65,474.83	872,997.72	
66,948.01	892,640.17	
68,454.34	912,724.57	
69,994.57	933,260.87	
71,569.44	954,259.24	
73,179.76	975,730.08	
74,826.30	997,684.00	
76,509.89	1,020,131.89	-
78,231.36	1,043,084.86	
79,991.57	1,066,554.27	
81,791.38	1,090,551.74	
83,631.69	1,115,089.16	
85,513.40	1,140,178.66	
87,437.45	1,165,832.68	
89,404.79	1,192,063.92	
91,416.40	1,218,885.36	
93,473.27	1,246,310.28	
95,576.42	1,274,352.26	
97,726.89	1,303,025.18	
99,925.74	1,332,343.25	
102,174.07	1,362,320.97	
104,472.99	1,392,973.19	
106,823.63	1,424,315.09	
109,227.16	1,456,362.18	
111,684.77	1,489,130.33	
114,197.68	1,522,635.76	
116,767.13	1,556,895.07	
119,394.39	1,591,925.21	























