Freedom of Information response:
742844288

Year	Building/land costs	Net Rental payment	Net cash flow
1 year	- 93,127,646	3,820,895	- 89,306,751
2 year		3,922,123	3,922,123
3 year		4,032,043	4,032,043
4 year		4,146,867	4,146,867
5 year		4,258,833	4,258,833
6 year		4,373,821	4,373,821
7 year		4,491,914	4,491,914
8 year		4,613,196	4,613,196
9 year		4,737,752	4,737,752
10 year		4,865,672	4,865,672
11 year		4,997,045	4,997,045
12 year		5,131,965	5,131,965
13 year		5,270,528	5,270,528
14 year		5,412,832	5,412,832
15 year		5,558,979	5,558,979
16 year		5,709,071	5,709,071
17 year		5,863,216	5,863,216
18 year		6,021,523	6,021,523
19 year		6,184,104	6,184,104
20 year		6,351,075	6,351,075
21 year		6,522,554	6,522,554
22 year		6,698,663	6,698,663
23 year		6,879,527	6,879,527
24 year		7,065,274	7,065,274
25 year	90,023,676	7,256,805	97,280,481
		Projected IRR	**5.7%**
	Forecast average inflation		2.7%
	Target uplift		3%
	Target IRR		**5.7%**