

The public role for the effectiveness of the territorial enhancement initiatives: a case study on the redevelopment of a building in disuse in an Italian small town

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	PREPAR. PHASE	CONSTRUCTION PHASE		DEVELOPMENT PHASE					FULLY OPERATIONAL PHASE								
YEAR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17...30
INVESTMENT COSTS [€]																	
<i>Renovation of the existing building</i>		119,230.95	119,230.95														
<i>Redevelopment of the green area</i>		2,296.80	2,296.80														
<i>Realization of the new building</i>		111,697.34	111,697.34														
<i>Technical costs</i>	46,645.02																
<i>General expenses</i>	23,322.51																
<i>Financial charges</i>	39,299.62	39,299.62	39,299.62	39,299.62	39,299.62	39,299.62	39,299.62	39,299.62	39,299.62	39,299.62							
TOTAL [€]	109,267.14	272,524.71	272,524.71	39,299.62	39,299.62	39,299.62	39,299.62	39,299.62	39,299.62	39,299.62							
MANAGEMENT COSTS [€]																	
<i>Insurance</i>				777.42	777.42	777.42	777.42	777.42	777.42	777.42	777.42	777.42	777.42	777.42	777.42	777.42	777.42
<i>Provision for extraordinary expenditure</i>				3,887.08	3,887.08	3,887.08	3,887.08	3,887.08	3,887.08	3,887.08	3,887.08	3,887.08	3,887.08	3,887.08	3,887.08	3,887.08	3,887.08
<i>Staff salaries</i>				27,300.00	54,600.00	81,900.00	109,200.00	122,850.00	136,500.00	136,500.00	136,500.00	136,500.00	136,500.00	136,500.00	136,500.00	136,500.00	136,500.00
<i>Utilities services and raw materials purchase</i>				6,534.26	13,068.52	19,602.78	26,137.04	29,404.17	32,671.30	32,671.30	32,671.30	32,671.30	32,671.30	32,671.30	32,671.30	32,671.30	32,671.30
TOTAL [€]				38,498.76	72,333.02	106,167.28	140,001.54	156,918.67	173,835.80	173,835.80	173,835.80	173,835.80	173,835.80	173,835.80	173,835.80	173,835.80	173,835.80
TOTAL COSTS [€]	109,267.14	272,524.71	272,524.71	77,798.38	111,632.64	145,466.90	179,301.15	196,218.28	213,135.41	213,135.41	173,835.80	173,835.80	173,835.80	173,835.80	173,835.80	173,835.80	173,835.80
REVENUES [€]																	
<i>Total annual rates paid by the nursing home users</i>				54,452.16	108,904.32	163,356.48	217,808.64	245,034.72	272,260.80	272,260.80	272,260.80	272,260.80	272,260.80	272,260.80	272,260.80	272,260.80	272,260.80
TOTAL REVENUES [€]				54,452.16	108,904.32	163,356.48	217,808.64	245,034.72	272,260.80	272,260.80	272,260.80	272,260.80	272,260.80	272,260.80	272,260.80	272,260.80	272,260.80
CASH-FLOW [€]	-109,267.14	-272,524.71	-272,524.71	-23,346.22	-2,728.32	17,889.58	38,507.49	48,816.44	59,125.39	59,125.39	98,425.00	98,425.00	98,425.00	98,425.00	98,425.00	98,425.00	98,425.00
NPV [€]	-€ 39,609.63																
IRR [%]	7.92%																

Table S1. Development of the DCFA for the case study in the situation 1

	PREPAR. PHASE	CONSTRUCTION PHASE		DEVELOPMENT PHASE					FULLY OPERATIONAL PHASE								
YEAR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17...30
INVESTMENT COSTS [€]																	
<i>Renovation of the existing building</i>		119,230.95	119,230.95														
<i>Redevelopment of the green area</i>		2,296.80	2,296.80														
<i>Realization of the new building</i>		111,697.34	111,697.34														
<i>Technical costs</i>	46,645.02																
<i>General expenses</i>	23,322.51																
<i>Financial charges</i>	39,299.62	39,299.62	39,299.62	39,299.62	39,299.62	39,299.62	39,299.62	39,299.62	39,299.62	39,299.62							
TOTAL [€]	109,267.14	272,524.71	272,524.71	39,299.62	39,299.62	39,299.62	39,299.62	39,299.62	39,299.62	39,299.62							
MANAGEMENT COSTS [€]																	
<i>Insurance</i>				777.42	777.42	777.42	777.42	777.42	777.42	777.42	777.42	777.42	777.42	777.42	777.42	777.42	777.42
<i>Provision for extraordinary expenditure</i>				3,887.08	3,887.08	3,887.08	3,887.08	3,887.08	3,887.08	3,887.08	3,887.08	3,887.08	3,887.08	3,887.08	3,887.08	3,887.08	3,887.08
<i>Staff salaries</i>				27,300.00	54,600.00	81,900.00	109,200.00	122,850.00	136,500.00	136,500.00	136,500.00	136,500.00	136,500.00	136,500.00	136,500.00	136,500.00	136,500.00
<i>Utilities services and raw materials purchase</i>				6,534.26	13,068.52	19,602.78	26,137.04	29,404.17	32,671.30	32,671.30	32,671.30	32,671.30	32,671.30	32,671.30	32,671.30	32,671.30	32,671.30
TOTAL [€]				38,498.76	72,333.02	106,167.28	140,001.54	156,918.67	173,835.80	173,835.80	173,835.80	173,835.80	173,835.80	173,835.80	173,835.80	173,835.80	173,835.80
TOTAL COSTS [€]	109,267.14	272,524.71	272,524.71	77,798.38	111,632.64	145,466.90	179,301.15	196,218.28	213,135.41	213,135.41	173,835.80	173,835.80	173,835.80	173,835.80	173,835.80	173,835.80	173,835.80
REVENUES [€]																	
<i>Total annual rates paid by the nursing home users</i>				54,452.16	108,904.32	163,356.48	217,808.64	245,034.72	272,260.80	272,260.80	272,260.80	272,260.80	272,260.80	272,260.80	272,260.80	272,260.80	272,260.80
<i>Periodic fee</i>	875.69	1,751.38	2,627.07	3,502.76	4,378.44	4,378.44	4,378.44	4,378.44	4,378.44	4,378.44	4,378.44	4,378.44	4,378.44	4,378.44	4,378.44	4,378.44	4,378.44
TOTAL REVENUES [€]	875.69	1,751.38	2,627.07	57,954.92	113,282.76	167,734.92	222,187.08	249,413.16	276,639.24	276,639.24	276,639.24	276,639.24	276,639.24	276,639.24	276,639.24	276,639.24	276,639.24
CASH-FLOW [€]	-108,391.45	-270,773.33	-269,897.64	-19,843.46	1,650.13	22,268.03	42,885.93	53,194.88	63,503.83	63,503.83	102,803.45	102,803.45	102,803.45	102,803.45	102,803.45	102,803.45	102,803.45
NPV [€]	0.00																
IRR [%]	8.50%																

Table S2. Development of the DCFA for the case study in the situation 2