

Sensitivity Analysis

Actual Plan:

Pessimistic:

Revenue
COGS

with same expenses of real pl

Income Statement

Total Revenues

Total Cost of Goods

Gross Profit

Gross Profit Margin

Total Operating Expenses

% of Operating Expenses on Revenue

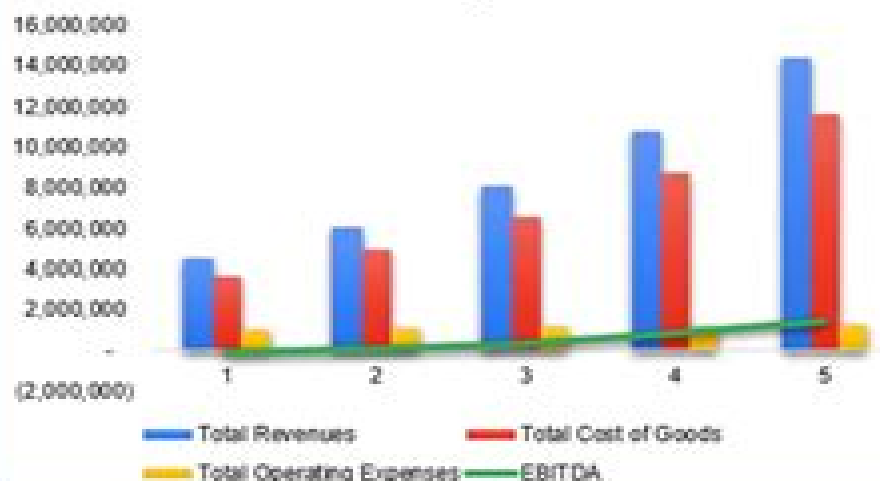
EBITDA

EBITDA margin

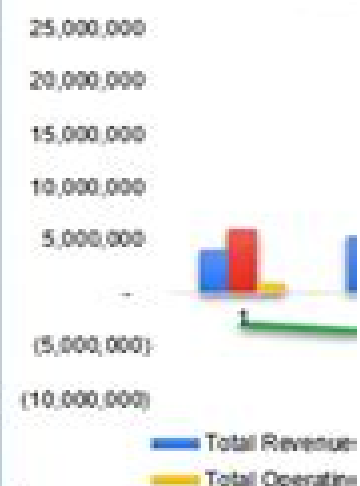
	1st Year	2nd Year	3rd Year	4th Year	5th Year
Total Revenues	\$ 4,524,997	\$ 6,074,841	\$ 8,089,586	\$ 10,772,529	\$ 14,345,280
Total Cost of Goods	\$ 3,669,293	\$ 4,926,052	\$ 6,559,797	\$ 8,735,379	\$ 11,632,501
	81%	81%	81%	81%	81%
Gross Profit	\$ 855,704	\$ 1,148,789	\$ 1,529,789	\$ 2,037,150	\$ 2,712,779
Gross Profit Margin	19%	19%	19%	19%	19%
Total Operating Expenses	\$ 994,727	\$ 1,119,062	\$ 1,160,514	\$ 1,204,209	\$ 1,250,842
% of Operating Expenses on Revenue	22%	18%	14%	11%	9%
EBITDA	\$ (139,023)	\$ 29,727	\$ 369,275	\$ 832,941	\$ 1,462,437
EBITDA margin	-3%	0%	5%	8%	10%

	1st Year	2nd Year
Total Revenues	\$ 4,072,497	\$ 5,467,35
Total Cost of Goods	\$ 6,054,333	\$ 8,127,98
	149%	149%
Gross Profit	\$ (1,981,836)	\$ (2,660,62
Gross Profit Margin	-49%	-49%
Total Operating Expenses	\$ 994,727	\$ 1,119,06
% of Operating Expenses on Revenue	24%	20%
EBITDA	\$ (2,976,563)	\$ (3,779,69
EBITDA margin	-73%	-69%

Actual Projections



Pessi



Rental Property Sensitivity Analysis Sheet Excel

Tim Havard

A red circular graphic with a gradient, appearing as a semi-circle or a partial circle, located to the right of the author's name.

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Real Estate Appraisal Sarah Sayce, Judy Smith, Richard Cooper, Piers Venmore-Rowland, 2009-02-11 The education of the real estate professional is changing and aligning itself more closely with the world of business. This book takes a new approach to property appraisal by exploring the pricing mechanism in this changing context. It develops the notion of the pricing mechanism in relation to property covers practical issues of comparison and the real problems in applying valuation theory. It explores calculations including social and environmental worth ignored in other texts. As real estate professionals now advise both on strategic and operational aspects of built assets they must take into account practices of other investment markets and see investors as competitors to owner occupiers. Both owner occupiers and investors have to assess accurately how their buildings perform but also be aware of wider sustainability issues and social and environmental responsibilities. Real Estate Appraisal from value to worth meets these new demands by examining the latest techniques of the marketplace developing an understanding of both market appraisal and worth and highlighting the emerging role of sustainability as a driver for decision making in real estate. Written by a group of highly experienced lecturers and professionals at the cutting edge of investment practice the book has an accessible style and authoritative coverage for both students and practitioners facing changes in established ways of working. For supporting material please go to www.blackwellpublishing.com/sayce

Real Estate Financial Modelling in Excel Maria Wiedner, 2024-12-30 Get ahead of your peers with Real Estate Financial Modelling in Excel a book specifically designed to ensure that the next generation of property professionals become experts in the quantitative analysis of investments by teaching them how to create automated spreadsheets for the analysis of risk and return. Real estate financial modelling has become an essential skill to investment analysts as the global property industry has seen huge transformations as a result of more institutional investors especially private equity funds increasing their interest in the asset class. Consequently the industry requires a new skill set from real estate professionals and graduates. Real Estate Financial Modelling in Excel will help current finance and real estate students as well as practitioners to harness the power of Microsoft Excel in the context of real estate investments and explain in an easy to follow manual style how to create financial models that will predict financial returns and the risks related to them. Readers will learn to use Excel for automation data analysis and data visualisation to inform their capital allocation decisions giving them the edge with those technical skills in high demand in the investment markets and in particular with sophisticated investors such as pension and insurance funds private equity and specialised debt funds. This book will address the needs of busy real estate professionals and students in the final year of a real estate bachelor's degree or master's degree who want to apply the theories of finance and investment into practice and build models to help make decisions regarding acquisitions disposals and management of real estate assets. [Financial Feasibility Studies for Property Development](#) Tim Havard, 2013-10-30 Essential for any real estate professional or student performing feasibility studies for property development using Microsoft

Excel and two of the most commonly used proprietary software systems Argus Developer and Estate Master DF This is the first book to not only review the place of financial feasibility studies in the property development process but to examine both the theory and mechanics of feasibility studies through the construction of user friendly examples using these software systems The development process has seen considerable changes in practice in recent years as developers and advisors have adopted modern spread sheets and software models to carry out feasibility studies and appraisals This has greatly extended their ability to model more complex developments and more sophisticated funding arrangements saving time and improving accuracy Tim Havard brings over 25 years of industry and software experience to guide students and practitioners through the theory of development appraisals and feasibility studies before providing internationally applicable worked examples and potential pitfalls using Excel Argus Developer and Estates Master DF *The Income Approach to Property Valuation* Andrew Baum,David Mackmin,Nick Nunnington,2012-04-27 This text covers the latest valuation techniques including the important area of investment appraisals It will help readers understand the complex world of property valuation

Introduction to Property Valuation in Australia David Parker,2023-12-12 This book provides an easy to follow introduction to the principal methods of property valuation in Australia within the context of International Valuation Standards so bridging the gap between traditional property valuation methods and the modern era of global valuation governance Providing a framework for valuation practice the book outlines the property asset class the role of valuation concepts of value and valuation standards before focusing on the instructing undertaking and reporting aspects of the valuation process The market approach to valuation is addressed through the comparative method of valuation with the income approach addressed through the capitalisation of income discounted cash flow and profits methods of valuation and the cost approach addressed through the replacement cost reproduction cost and residual or hypothetical development methods of valuation As an introductory textbook on property valuation methods this book is a companion to Australia s leading advanced valuation textbook Principles and Practice of Property Valuation in Australia edited by the same author and also published by Routledge which is a more advanced text considering key principles underlying property valuation and current techniques and issues in the practice of property valuation for major sectors of the Australian property market The most up to date valuation text book for the Australian market this book will appeal to both valuation practitioners and undergraduate postgraduate students as well as to accountants auditors lawyers lenders and all professionals dealing with property valuation issues **Flexibility and Real Estate Valuation under Uncertainty** David Geltner,Richard de Neufville,2018-02-23 Provides a revolutionary conceptual framework and practical tools to quantify uncertainty and recognize the value of flexibility in real estate development This book takes a practical engineering approach to the valuation of options and flexibility in real estate It presents simple simulation models built in universal spreadsheet software such as Microsoft Excel These realistically reflect the varying and erratic sources of uncertainty and price dynamics that uniquely

characterize real estate The text covers new analytic procedures that are valuable for existing properties and enable a new more profitable perspective on the planning design operation and evaluation of large scale multi phase development projects The book thereby aims to significantly improve valuation and investment decision making Flexibility and Real Estate Valuation under Uncertainty A Practical Guide for Developers is presented at 3 levels First it introduces and explains the concepts underlying the approach at a basic level accessible to non technical and non specialized readers Its introductory and concluding chapters present the important big picture implications of the analysis for economics and valuation and for project design and investment decision making At a second level the book presents a framework a roadmap for the prospective analyst It describes the practical tools in detail taking care to go through the elements of the approach step by step for clarity and easy reference The third level includes more technical details and specific models An Appendix discusses the technical details of real estate price dynamics Associated web pages provide electronic spreadsheet templates for the models used as examples in the book Some features of the book include Concepts and tools that are simple and accessible to a broad audience of practitioners An approach relevant for all development projects Complementarity with the author s Commercial Real Estate Analysis Investments the most cited real estate investments textbook on the market Flexibility and Real Estate Valuation under Uncertainty A Practical Guide for Developers is for everyone studying or concerned with the implementation of large scale or multi phase real estate development projects as well as property investment and valuation more generally

How To Win In Commercial Real Estate Investing R. Craig Coppola, 2014-04-08 When it comes to investing in commercial real estate it s easy to make a mistake so why risk it Improve your chances of success with a book researched lived and written by a master of commercial real estate Craig Coppola Craig has navigated the markets ridden economic ups and downs and bought and sold countless commercial projects and he s mastered the world of brokerage leasing and investing Readers will learn how to set their own commercial investment goals and create a plan to achieve them see opportunities with new real estate eyes perform due diligence on a property with minimal cost use a proven step by step process for evaluating properties to weed out losers and showcase winners and traverse the minefield of letters of intent and contracts

The Essential Guide to the Dubai Real Estate Market Michael Waters, 2023-03-21 This is the first book to fully present analyse and interpret the Dubai real estate market Dubai is fast becoming one of the world s most attractive places to invest in real estate and this book examines the market from three interlinked sectors that drive its performance occupiers investors and developers It examines the market s historical growth and lays the foundations to examine future trends The book provides a synopsis of Dubai s market practices economic trends and social change that impacts the value of real estate Chapters also debate issues such as property investment house price performance local valuation practices spatial planning the economics of the city market practices and regulation property led economic growth and future trends such as sustainability and digitalization This book offers a comprehensive in depth and up to date account of the Dubai property

market and presents a full assessment of the investment potential of Dubai real estate. It is a must read for students, academics and real estate professionals interested in this fascinating real estate market that has implications for both Dubai and wider GCC markets as well as the international investment market and senior professionals who come to work in the region.

The Software Encyclopedia 2001, 2001 *Fundamentals of Real Estate Investment* Austin J. Jaffe, C. F. Sirmans, 1995

This text provides an introduction to the real estate investment process including the basics of the investment decision, the environment in which the investment decision is made, the development of cash flow statements and the applications of various investment criteria. The Third Edition represents a revision aimed at updating material and improving methodologies for learning.

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