Golf Simulator Financial Model

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Golf Simulator Business Financial Model: A Comprehensive Solution for Success

This pre-built Excel financial model is specifically designed for individuals or businesses planning to purchase and operate single or multiple golf simulators profitably. With a user-friendly interface and limited input fields, the model automatically generates detailed 10-year financial projections, including Cash Flow Statements, Income Statements, and Balance Sheets.

Additionally, it provides a valuation framework and investor analysis featuring key metrics such as Internal Rate of Return (IRR), Modified IRR (MIRR), Net Present Value (NPV), and goodwill estimation, ensuring clear insights into the venture's potential.

For streamlined business planning, the model includes a customizable business plan template, making it simple to outline operational and financial strategies. Whether you're a prospective entrepreneur or an investor, this model offers a robust foundation for planning, analysis, and decision-making in the golf simulator business.

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Golf Simulator Inputs Page

Equipment - Capex Data		No.
Per Simulator Equipment Detail	No. months depreciation	Amount
Trackman	24	14 000
Screen and Turf	48	10 000
Enclosure	36	10 000
Electronic suite - Computers	36	6 000
Number of Simulators Purchased		2
Total amount for Golf sets purchased	60	25 000
Lounge / Pub / Entertainment area	120	15 000
Kitchen Facility	120	10 000
Number of Fitted Kitchens / Lounges		1
Totals	3 097	130 000

Monthly Expenditure	Amount
Rental / Lease Expenditure	2 000
License Fees	0
Salaries	8 000
Electricity	400
Advertising / Marketing	2 000
Other 1	
Other 2	
Other 3	
If you are making use of an external loan below (cash flow) G22,G23,G24	914
Depreciation (*non cash flow*)	3 097
Total Average Monthly (1st year)	16 411

Financial Data		
Per annum increment in revenue (%)		3.00%
Per annum increment in expenditure (%)		2.00%
Amount of External Funding Required (bankers)		20 000
Number of months for required Loan		24
Annual interest applicable to the external loan		9.00%
Company Income Tax Rate (%)		24.00%
Investors / Owners Data	% Shares	Amount
Primary Owner (Investor)	50.00%	10 000
Loan / Equity Investment (Investor 2)	14.00%	5 000
Loan / Equity Investment (Investor 3)	11.00%	4 000
Loan / Equity Investment (Investor 4)	17.00%	6 000
Loan / Equity Investment (Investor 5)	8.00%	3 000
	shares must add to 100%	
	100.00%	

Monthly Income Projections	Amount
Average hourly fee charged per simulator	65
Anticipated operating hours per day	12
Anticipated usage percentage (%)	40.00%
Retail Sales / Equipment (pm)	3 000
Retail Sales (GP %)	30.00%
Food Sales (pm)	3 000
Food Sales (GP %)	40.00%
Beverage Sales (pm)	3 000
Beverage Sales (GP %)	40.00%
Sponsorship Income Monthly	1 000
How many new members will you gain (pm) in the 1st year	10
Expected average monthly fee for a member	120
Total Average Monthly (1st year)	58 300

Golf Simulator Cash Flow Statements

Years	1	2	3	4	5	6	7	8	9	10
Opening	0	-44 346	-26 594	955	15 580	56 405	65 557	138 169	166 376	214 322
Income generated (subscriptions)	7 200	14 832	15 277	15 735	16 207	16 694	17 194	17 710	18 241	18 789
Income generated (simulator hours)	224 640	231 379	238 321	245 470	252 834	260 419	268 232	276 279	284 567	293 104
All Sales Revenue	108 000	111 240	114 577	118 015	121 555	125 202	128 958	132 826	136 811	140 916
Sponsorship Income	12 000	12 360	12 731	13 113	13 506	13 911	14 329	14 758	15 201	15 657
Cash received from External Loan	20 000	0	0	0	0	0	0	0	0	0
Cash from Investors (loan account)	28 000	0	0	0	0	0	0	0	0	0
Rental / Lease	24 000	24 720	25 462	26 225	27 012	27 823	28 657	29 517	30 402	31 315
Total Equipment/Furnishing/Fittings/Vehicles	130 000	28 000	32 000	48 000	25 000	60 000	0	48 000	32 000	82 000
(Expenditure) Total Structure Running Costs	196 931	200 870	204 887	208 985	213 164	217 428	221 776	226 212	230 736	235 351
(COS) Cost of Sales	79 121	81 495	83 939	86 458	89 051	91 723	94 474	97 309	100 228	103 235
Loan Repayment (External Loan)	10 964	10 964	0	0	0	0	0	0	0	0
Pre-Tax Cash Generated (this period)	-41 176	23 763	34 618	22 665	49 875	19 253	83 805	40 536	61 455	16 566
Tax Payments	3 170	6 011	7 068	8 040	9 050	10 101	11 193	12 329	13 509	14 736
Closing Balance	-44 346	-26 594	955	15 580	56 405	65 557	138 169	166 376	214 322	216 152

Golf Simulator Income Statements

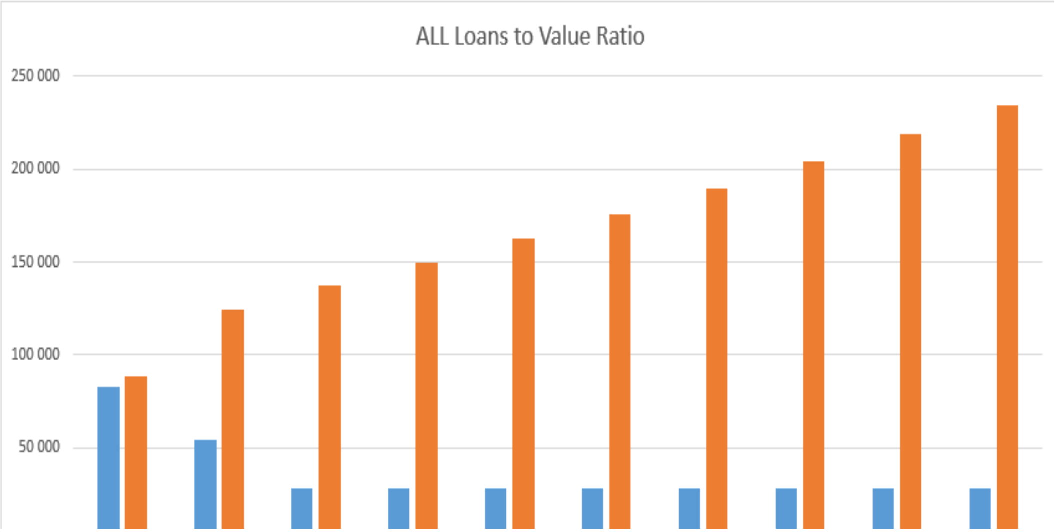
Year	1	2	3	4	5	6	7	8	9	10
TOTAL REVENUE	272 719	288 317	296 966	305 875	315 051	324 503	334 238	344 265	354 593	365 231
Subscription Fee Income	7 200	14 832	15 277	15 735	16 207	16 694	17 194	17 710	18 241	18 789
Court hours Income	224 640	231 379	238 321	245 470	252 834	260 419	268 232	276 279	284 567	293 104
Sales Revenue	108 000	111 240	114 577	118 015	121 555	125 202	128 958	132 826	136 811	140 916
COS on Restaurant (if owned)	79 121	81 495	83 939	86 458	89 051	91 723	94 474	97 309	100 228	103 235
Sponsorship Income	12 000	12 360	12 731	13 113	13 506	13 911	14 329	14 758	15 201	15 657
EXPENDITURE	259 510	263 273	267 515	272 377	277 343	282 417	287 600	292 895	298 305	303 832
Rental / Lease	24 000	24 720	25 462	26 225	27 012	27 823	28 657	29 517	30 402	31 315
Total Infrasture running costs	196 931	200 870	204 887	208 985	213 164	217 428	221 776	226 212	230 736	235 351
Depreciation (simulator/golf sets)	34 667	34 667	34 667	34 667	34 667	34 667	34 667	34 667	34 667	34 667
Depreciation (other equipment)	2 500	2 500	2 500	2 500	2 500	2 500	2 500	2 500	2 500	2 500
Interest paid (external loan)	1 412	516	0	0	0	0	0	0	0	0
Net Profit Before Tax	13 209	25 044	29 451	33 498	37 708	42 086	46 638	51 370	56 288	61 399
Taxation Paid	3 170	6 011	7 068	8 040	9 050	10 101	11 193	12 329	13 509	14 736
Net Profit After Tax	10 039	19 034	22 383	25 459	28 658	31 985	35 445	39 041	42 779	46 663

Golf Simulator Balance Sheets

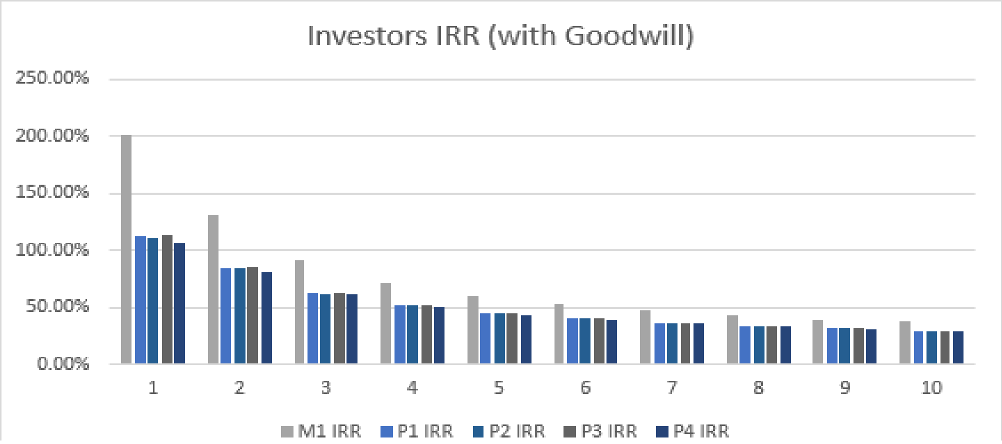
Year	1	2	3	4	5	6	7	8	9	10
TOTAL ASSETS	92 833	83 667	79 455	104 914	133 572	165 557	201 002	240 043	282 822	329 485
Fixed Assets	92 833	83 667	78 500	89 333	77 167	100 000	62 833	73 667	68 500	113 333
Simulators / Golf Sets	70 333	63 667	61 000	74 333	64 667	90 000	55 333	68 667	66 000	84 333
Other Equipment / Vehicles	22 500	20 000	17 500	15 000	12 500	10 000	7 500	5 000	2 500	29 000
Current Assets	0	0	955	15 580	56 405	65 557	138 169	166 376	214 322	216 152
Cash / Bank	0	0	955	15 580	56 405	65 557	138 169	166 376	214 322	216 152
Tax Credits (c/f) future periods	0	0	0	0	0	0	0	0	0	0
Total Liabilities	82 794	54 594	28 000	28 000	28 000	28 000	28 000	28 000	28 000	28 000
Current Liabilities										
Overdraft / Bank Balance	44 346	26 594	0	0	0	0	0	0	0	0
Long Term Liabilities	38 448	28 000	28 000	28 000	28 000	28 000	28 000	28 000	28 000	28 000
External Loan Balance	10 448	0	0	0	0	0	0	0	0	0
Primary Owners Loan Balance	10 000	10 000	10 000	10 000	10 000	10 000	10 000	10 000	10 000	10 000
Partners Loan Balance	18 000	18 000	18 000	18 000	18 000	18 000	18 000	18 000	18 000	18 000
Owners Equity	10 039	29 072	51 455	76 914	105 572	137 557	173 002	212 043	254 822	301 485
TOTAL EQUITY + LIABILITIES	92 833	83 667	79 455	104 914	133 572	165 557	201 002	240 043	282 822	329 485
Check balance should be (0)	0	0	0	0	0	0	0	0	0	0

Tax Computation										
tax payable	3 170	6 011	7 068	8 040	9 050	10 101	11 193	12 329	13 509	14 736
tax credit	0	0	0	0	0	0	0	0	0	0
tax accumulative	3 170	6 011	7 068	8 040	9 050	10 101	11 193	12 329	13 509	14 736
continuous	3 170	9 181	16 249	24 289	33 339	43 439	54 632	66 961	80 470	95 206
pay this period	3 170	6 011	7 068	8 040	9 050	10 101	11 193	12 329	13 509	14 736

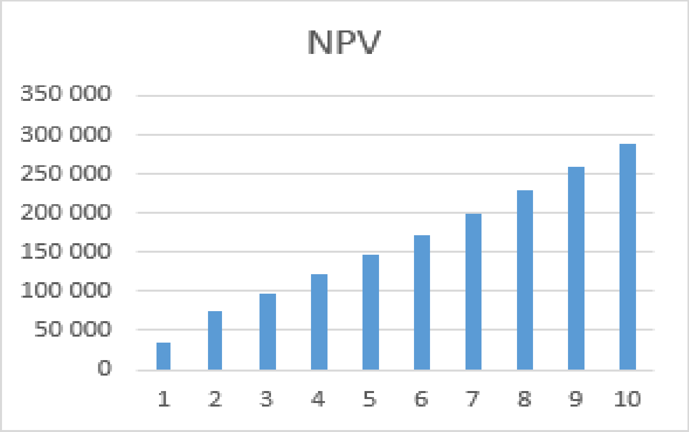
Golf Simulator Dashboard

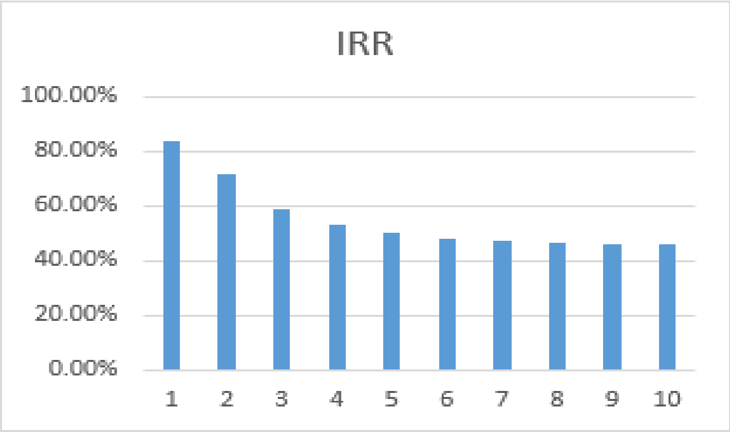


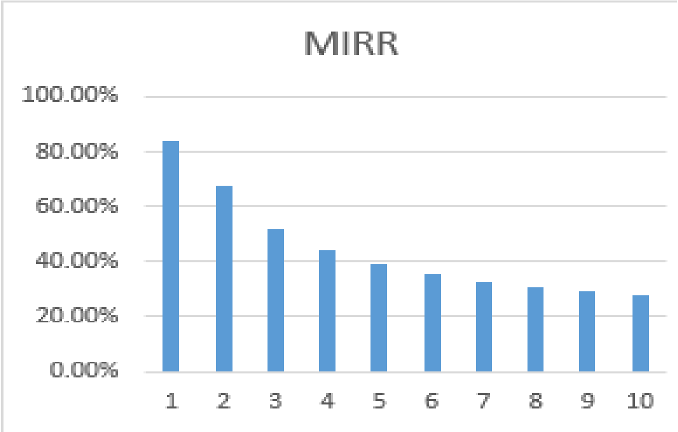
INVESTOR ANALYSIS



NPV - IRR - MIRR







Golf Simulator Investor Analyses

Insert est. PE:Ratio (D20)

INVESTORS

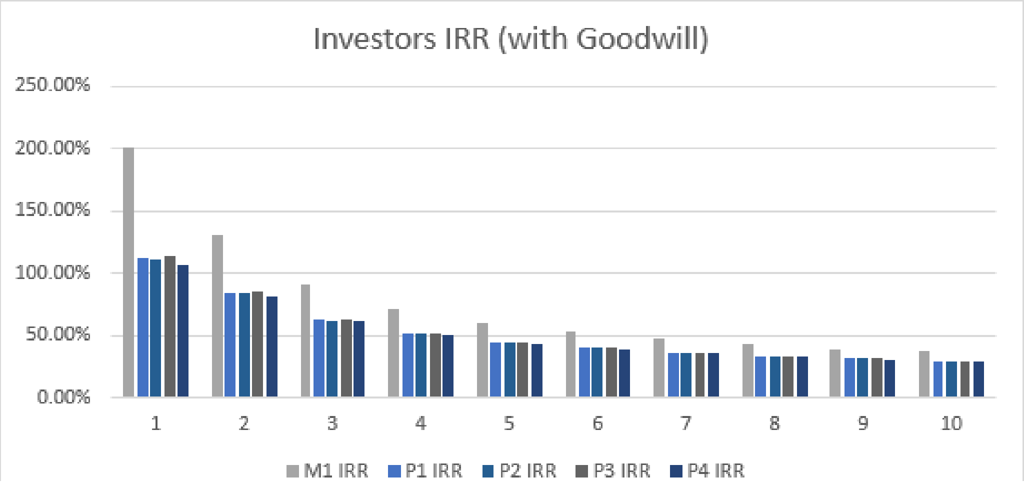
DETAIL	PRIMARY INVESTOR	INVESTOR (2)	INVESTOR (3)	INVESTOR (4)	INVESTOR (5)	TOTALS
NAME						
Loan / Investment Capital	10 000	5 000	4 000	6 000	3 000	28 000
Shares obtained (%)	50.00%	14.00%	11.00%	17.00%	8.00%	100%
TECHNICAL Earnings						
1st Year (post Co. Tax and pre Dividend Tax)	5 019	1 405	1 104	1 707	803	10 039
Interest earnings generated	0	0	0	0	0	
Total Income generated	5 019	1 405	1 104	1 707	803	10 039
pre-dividend tax - ROI (1st year)	50.19%	28.11%	27.61%	28.44%	26.77%	

Choose GOODWILL Value (PE:RATIO)							
1st Year Using a PE RATIO	3.00	15 058	4 216	3 313	5 120	2 409	30 117

Without any Goodwill Value, and without declaring and paying dividends each year

Years	IRR	IRR	IRR	IRR	IRR	EXIT YEAR
1	50.19%	28.11%	27.61%	28.44%	26.77%	1
2	56.64%	34.69%	34.15%	35.05%	33.24%	2
3	52.87%	34.64%	34.17%	34.95%	33.37%	3
4	48.37%	33.26%	32.85%	33.53%	32.16%	4
5	44.40%	31.66%	31.31%	31.89%	30.71%	5
6	41.06%	30.11%	29.80%	30.32%	29.28%	6
7	38.24%	28.69%	28.41%	28.87%	27.95%	7
8	35.85%	27.39%	27.15%	27.56%	26.73%	8
9	33.80%	26.23%	26.01%	26.37%	25.63%	9
10	32.01%	25.17%	24.97%	25.30%	24.63%	10

INVESTOR ANALYSIS



Golf Simulator Valuation

VALUATION

Ensure that you have entered a PE Ratio in the Investors sheet

Insert a coc rate for MIRR and NPV

B/f from Investors Sheet (market related PE RATIO) (1 - 20) 3.00

For MIRR we utilise the weighted aver cost of debt 5.00%

	Start Off Capital	Exit Year 1	Exit Year 2	Exit Year 3	Exit Year 4	Exit Year 5	Exit Year 6	Exit Year 7	Exit Year 8	Exit Year 9	Exit Year 10
	-48 000	88 156	124 134	137 531	149 835	162 633	175 941	189 779	204 164	219 115	234 653
Goodwill		30 117	57 101	67 148	76 376	85 974	95 956	106 334	117 123	128 337	139 990
Earnings		10 039	19 034	22 383	25 459	28 658	31 985	35 445	39 041	42 779	46 663

YEAR	1	2	3	4	5	6	7	8	9	10
IRR	83.66%	71.61%	59.07%	53.29%	50.20%	48.37%	47.21%	46.44%	45.92%	45.57%
MIRR	83.66%	67.50%	52.01%	43.92%	38.91%	35.41%	32.79%	30.71%	29.01%	27.58%
NPV	35 958	74 154	97 629	121 429	146 532	172 849	200 300	228 803	258 285	288 674