

The BIG BUNDLE

Real Estate Valuation Models 20 years

AIRBNB, Commercial Office Space, Warehousing, Student Accommodation, Self-Storage Park, Residential Investment Property, Hotel & Apartment Block

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We always strive to produce models with:

Simplicity

Automation

That are Coherent

And designed for easy Expansion and Adaption

BUNDLE - Valuation - Acquisition - Financial Models - for Real Estate

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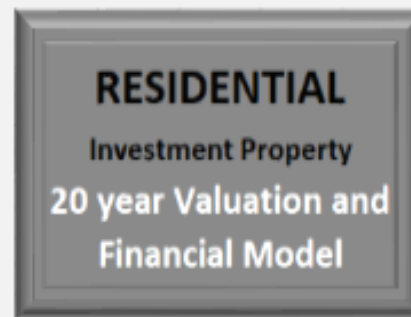
INDEX

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AIP



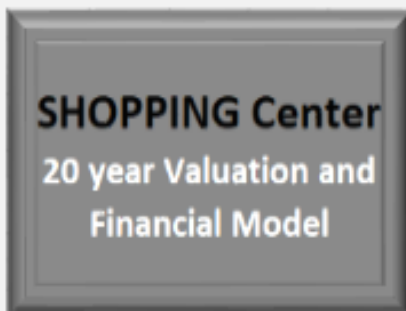
RIP



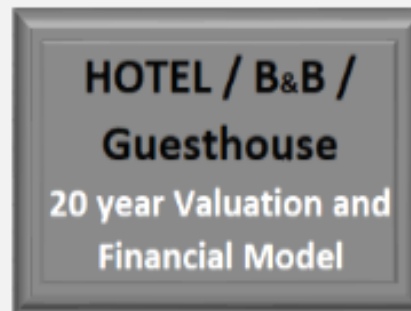
CIP



SIP



HIP



WIP



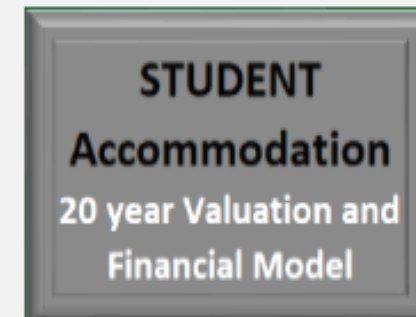
SSIP



ABIP



SAIP



Each Real Estate Type has 20 years of Valuations and Three Statement Analysis

This example is Warehousing!

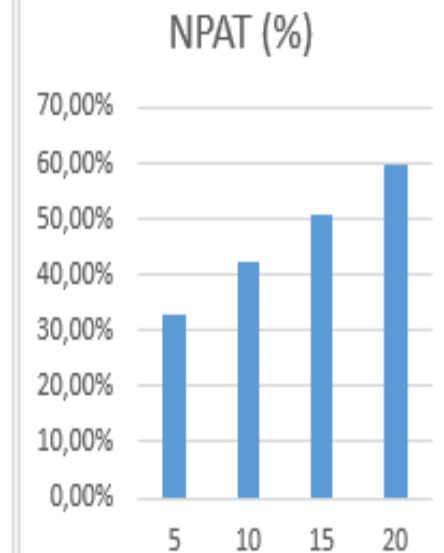
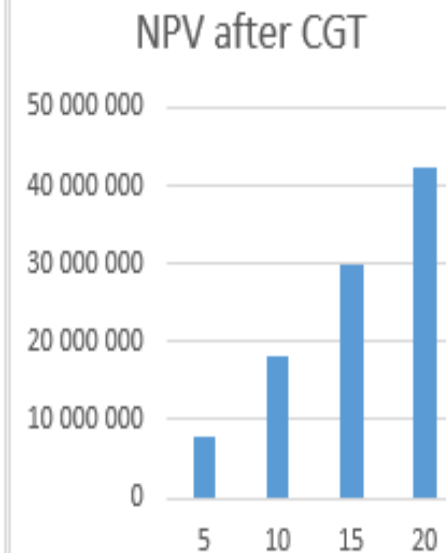
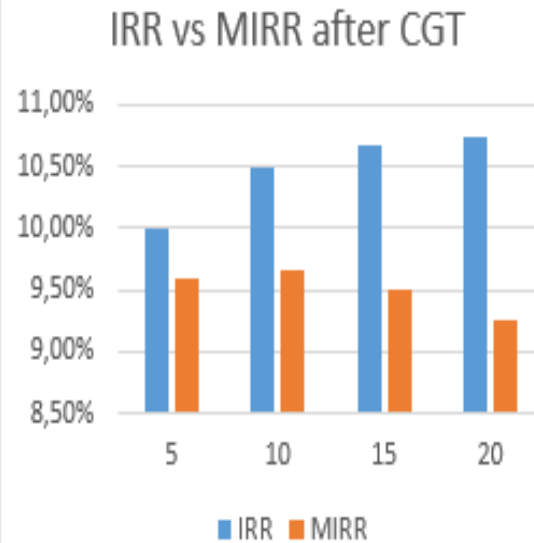
Warehousing - Valuations - Analysis - Financial Statements														
Back to INDEX		Input BLUE Cells only!												
Income Projections Monthly (Year 1) or current														
Type	B1	C2	D3	E4	F5	G6	H7	I8	J9	K10	L11	M12	Totals	Totals
Size	2 000	5 000											30 000	Lettable Size
No. Units	10	2											12	No. Units
Monthly Amount per unit	20 000	90 000												
Occupancy (%) pa	90,00%	100,00%												
Income (pm)	180 000	180 000	0	0	0	0	0	0	0	0	0	0	360 000	Gross monthly Income
Projected or Actual Monthly Expenditure														
Rates and Taxes	Levies	Utilities	Insurance	Maintenance Provisions	Cleaning	Professional Fees	Advertising	(If) Rental Office space	Telephone	All Salaries	Other staff (security)	Other 1	Other 2	Other 3
20 000	15 000	15 000	12 000	18 000	4 000	9 000	0	500	2 000	8 000	6 000	0	0	0
	Purchase / Acquisition Data				Capex - Equipment - Vehicles									
	Market Related Cap Rate Applied		Acquisition Fees		Type		Total Capex	w/off period (months)	Monthly depreciatio					
	7,85%		1 500 000		Crane Type Equipment		900 000	240	3 750					
				Lifting Vehicles		875 000	180	4 861						
Income After Vacancy	4 320 000	Valuation Based on Cap Rate		Annual Escalations			Finance Data							
OP Costs	1 314 000	38 292 994		Annual Cost Escalation (%)	Annual Income Escalation (%)	Expected Growth in Value pa (%)	External Loan Amount	Finance Rate (%)	Length (months)	Payment (monthly)	Income tax (%)	CGT (%)	Cost of Owners Loan A/C (%) pa	
Net Income	3 006 000			2,00%	4,00%	4,00%	10 000 000	5,00%	240	65 996	28,00%	24,00%	3,00%	

Automated Valuation

Financial Valuation and Financial Model

Data From Input Sheet	
1st Year Valuation	38 292 994
Acquisition Fees	1 500 000
Capex Equipment / Vehicles	1 775 000
Market Related Cap Rate Applied	7,85%
External Loan Amount	10 000 000
Finance Rate (%)	5,00%
Length (months)	240
Cost of Owners Loan A/C (%) pa	3,00%
OP Costs	1 314 000
Annual Cost Escalation (%)	2,00%
Annual Income Escalation (%)	4,00%
Income tax (%)	28,00%
CGT (%)	24,00%
Year 1 Income after vacancies	4 320 000
Expected Growth in Value pa (%)	4,00%

Year	5	10	15	20	Year	5	10	15	20
NPV	7 721 854	18 085 239	29 784 362	42 394 627	EBIT	3 666 870	4 869 675	6 434 307	8 508 358
IRR	9,99%	10,49%	10,68%	10,75%	LTV ratio	76,01%	42,87%	8,76%	-25,59%
MIRR	9,59%	9,67%	9,50%	9,26%	NPAT (%)	32,66%	42,14%	50,97%	59,65%



Automated 20 year Annualised Cash Flow Statements

Detailed Cash Flow Statements 20 years (*Warehousing WIP*)

Year	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>	<u>8</u>	<u>9</u>	<u>10</u>
Opening Balance	0	1 267 013	2 263 659	3 376 901	4 624 344	6 013 632	7 552 771	9 250 144	11 114 525	13 155 095
Income Received	4 320 000	4 492 800	4 672 512	4 859 412	5 053 789	5 255 941	5 466 178	5 684 825	5 912 218	6 148 707
Owners Loan Capital received	31 567 994	0	0	0	0	0	0	0	0	0
External Loan (Finance)	10 000 000	0	0	0	0	0	0	0	0	0
Capex Building	38 292 994	0								
Acquisition Fees	1 500 000	0								
Capex Equipment / Vehicles	1 775 000	0								
Fixed Expenditure	1 314 000	1 340 280	1 367 086	1 394 427	1 422 316	1 450 762	1 479 777	1 509 373	1 539 560	1 570 352
External Loan Payment	791 947	791 947	791 947	791 947	791 947	791 947	791 947	791 947	791 947	791 947
Cost of Owners Loan A/C (%) pa	947 040	947 040	947 040	947 040	947 040	947 040	947 040	947 040	947 040	947 040
Taxation Paid	0	454 898	521 107	579 863	641 929	707 461	776 624	849 589	926 536	1 007 651
Closing Balance before interest	1 267 013	2 225 648	3 308 992	4 523 037	5 874 901	7 372 362	9 023 561	10 837 020	12 821 660	14 986 813
Overdraft or Interest earned	0	38 010	67 910	101 307	138 730	180 409	226 583	277 504	333 436	394 653
Closing Balance	1 267 013	2 263 659	3 376 901	4 624 344	6 013 632	7 552 771	9 250 144	11 114 525	13 155 095	15 381 466
Year	<u>11</u>	<u>12</u>	<u>13</u>	<u>14</u>	<u>15</u>	<u>16</u>	<u>17</u>	<u>18</u>	<u>19</u>	<u>20</u>
Opening Balance	15 381 466	17 803 690	20 432 287	23 278 259	26 353 113	29 668 882	33 221 815	37 041 046	41 140 318	45 533 994
Income Received	6 394 655	6 650 442	6 916 459	7 193 118	7 480 842	7 780 076	8 091 279	8 414 930	8 751 527	9 101 588
Fixed Expenditure	1 601 759	1 633 794	1 666 470	1 699 799	1 733 795	1 768 471	1 803 840	1 839 917	1 876 716	1 914 250
External Loan Payment	791 947	791 947	791 947	791 947	791 947	791 947	791 947	791 947	791 947	791 947
Cost of Owners Loan A/C (%) pa	947 040	947 040	947 040	947 040	947 040	947 040	947 040	947 040	947 040	947 040
Taxation Paid	1 093 129	1 183 175	1 277 999	1 377 826	1 482 885	1 609 752	1 725 875	1 847 986	1 976 358	2 111 279
Closing Balance before interest	17 342 246	19 898 177	22 665 291	25 654 766	28 878 289	32 331 749	36 044 392	40 029 086	44 299 785	48 871 068
Overdraft or Interest earned	461 444	534 111	612 969	698 348	790 593	890 066	996 654	1 111 231	1 234 210	1 366 020
Closing Balance	17 803 690	20 432 287	23 278 259	26 353 113	29 668 882	33 221 815	37 041 046	41 140 318	45 533 994	50 237 087

Automated 20 year Income Statements

Detailed Income Statements 20 years (*Warehousing WIP*)

Year	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>	<u>8</u>	<u>9</u>	<u>10</u>
Total Income	4 320 000	4 530 810	4 740 422	4 960 720	5 192 519	5 436 349	5 692 761	5 962 330	6 245 654	6 543 360
Rental Income Generated	4 320 000	4 492 800	4 672 512	4 859 412	5 053 789	5 255 941	5 466 178	5 684 825	5 912 218	6 148 707
Interest Earned	0	38 010	67 910	101 307	138 730	180 409	226 583	277 504	333 436	394 653
Total Expenditure	4 357 589	2 868 585	2 879 325	2 889 779	2 899 916	2 909 703	2 919 104	2 928 081	2 936 596	2 944 606
Fixed Expenditure	1 314 000	1 340 280	1 367 086	1 394 427	1 422 316	1 450 762	1 479 777	1 509 373	1 539 560	1 570 352
Acquisition Fees (<i>Once off</i>)	1 500 000	0	0	0	0	0	0	0	0	0
Interest External Loan	493 216	477 932	461 867	444 979	427 227	408 568	388 953	368 335	346 663	323 881
Interest Loan account	947 040	947 040	947 040	947 040	947 040	947 040	947 040	947 040	947 040	947 040
Interest on Overdraft	0	0	0	0	0	0	0	0	0	0
Depreciation	103 333	103 333	103 333	103 333	103 333	103 333	103 333	103 333	103 333	103 333
Net Profit Before Tax (NPBT)	-37 589	1 662 225	1 861 097	2 070 940	2 292 603	2 526 646	2 773 657	3 034 248	3 309 058	3 598 754
Taxation after any accrued loss	0	454 898	521 107	579 863	641 929	707 461	776 624	849 589	926 536	1 007 651
Net Profit After Tax (NPAT)	-37 589	1 207 327	1 339 989	1 491 077	1 650 674	1 819 185	1 997 033	2 184 659	2 382 522	2 591 103

Year	<u>11</u>	<u>12</u>	<u>13</u>	<u>14</u>	<u>15</u>	<u>16</u>	<u>17</u>	<u>18</u>	<u>19</u>	<u>20</u>
Total Income	6 856 099	7 184 552	7 529 428	7 891 465	8 271 436	8 670 142	9 087 933	9 526 162	9 985 737	10 467 608
Rental Income Generated	6 394 655	6 650 442	6 916 459	7 193 118	7 480 842	7 780 076	8 091 279	8 414 930	8 751 527	9 101 588
Interest Earned	461 444	534 111	612 969	698 348	790 593	890 066	996 654	1 111 231	1 234 210	1 366 020
Total Expenditure	2 952 066	2 958 929	2 965 144	2 970 660	2 975 419	2 921 029	2 924 093	2 926 212	2 927 315	2 927 328
Fixed Expenditure	1 601 759	1 633 794	1 666 470	1 699 799	1 733 795	1 768 471	1 803 840	1 839 917	1 876 716	1 914 250
Interest External Loan	299 934	274 762	248 301	220 487	191 250	160 518	128 213	94 255	58 559	21 038
Interest Loan account	947 040	947 040	947 040	947 040	947 040	947 040	947 040	947 040	947 040	947 040
Interest on Overdraft	0	0	0	0	0	0	0	0	0	0
Depreciation	103 333	103 333	103 333	103 333	103 333	45 000	45 000	45 000	45 000	45 000
Net Profit Before Tax (NPBT)	3 904 034	4 225 624	4 564 284	4 920 806	5 296 017	5 749 114	6 163 841	6 599 950	7 058 422	7 540 281
Taxation after any accrued loss	1 093 129	1 183 175	1 277 999	1 377 826	1 482 885	1 609 752	1 725 875	1 847 986	1 976 358	2 111 279
Net Profit After Tax (NPAT)	2 810 904	3 042 449	3 286 284	3 542 980	3 813 132	4 139 362	4 437 965	4 751 964	5 082 064	5 429 002

Automated 20 years Balance Sheets cont.

Year	11	12	13	14	15	16	17	18	19	20
Total Assets	72 434 573	76 751 926	81 358 338	86 268 182	91 496 475	97 100 898	103 055 480	109 377 316	116 084 260	123 194 951
Fixed Assets	54 630 883	56 319 639	58 080 079	59 915 069	61 827 592	63 879 083	66 014 434	68 236 998	70 550 266	72 957 864
Original Value	38 292 994	38 292 994	38 292 994	38 292 994	38 292 994	38 292 994	38 292 994	38 292 994	38 292 994	38 292 994
Revaluation	58 950 304	61 308 317	63 760 649	66 311 075	68 963 518	71 722 059	74 590 941	77 574 579	80 677 562	83 904 665
Revaluation Reserve A/C	20 657 311	23 015 323	25 467 656	28 018 082	30 670 525	33 429 065	36 297 948	39 281 585	42 384 568	45 611 671
Revaluation Reserve CGT	4 957 755	5 523 678	6 112 237	6 724 340	7 360 926	8 022 976	8 711 507	9 427 580	10 172 296	10 946 801
Capex Equipment / Vehicles	638 333	535 000	431 667	328 333	225 000	180 000	135 000	90 000	45 000	0
Current Assets	17 803 690	20 432 287	23 278 259	26 353 113	29 668 882	33 221 815	37 041 046	41 140 318	45 533 994	50 237 087
Cash	17 803 690	20 432 287	23 278 259	26 353 113	29 668 882	33 221 815	37 041 046	41 140 318	45 533 994	50 237 087
Income Tax Credits c/f	0	0	0	0	0	0	0	0	0	0
Liabilities	37 298 132	36 780 947	36 237 302	35 665 842	35 065 146	34 433 717	33 769 982	33 072 290	32 338 903	31 567 994
Mortgage Balance	5 730 139	5 212 953	4 669 308	4 097 848	3 497 152	2 865 723	2 201 989	1 504 296	770 909	0
Overdraft	0	0	0	0	0	0	0	0	0	0
Owners Loan Account	31 567 994	31 567 994	31 567 994	31 567 994	31 567 994	31 567 994	31 567 994	31 567 994	31 567 994	31 567 994
Revaluation Reserve CGT	4 957 755	5 523 678	6 112 237	6 724 340	7 360 926	8 022 976	8 711 507	9 427 580	10 172 296	10 946 801
Owners Equity	35 136 441	39 970 979	45 121 036	50 602 340	56 431 329	62 667 182	69 285 498	76 305 026	83 745 357	91 626 957
Total Equity and Liabilities	72 434 573	76 751 926	81 358 338	86 268 182	91 496 475	97 100 898	103 055 480	109 377 316	116 084 260	123 194 951
Check Balance should be (0)	0	0	0	0	0	0	0	0	0	0
	1	2	3	4	5	6	7	8	9	10
Tax Computation										
Tax Loss	-10 525	0	0	0	0	0	0	0	0	0
Tax Profit	0	465 423	521 107	579 863	641 929	707 461	776 624	849 589	926 536	1 007 651
This year Bal	-10 525	465 423	521 107	579 863	641 929	707 461	776 624	849 589	926 536	1 007 651
Accumulative	-10 525	454 898	976 005	1 555 868	2 197 797	2 905 258	3 681 882	4 531 472	5 458 008	6 465 659
Balance Due	-10 525	454 898	521 107	579 863	641 929	707 461	776 624	849 589	926 536	1 007 651
	11	12	13	14	15	16	17	18	19	20
Tax Loss	0	0	0	0	0	0	0	0	0	0
Tax Profit	1 093 129	1 183 175	1 277 999	1 377 826	1 482 885	1 609 752	1 725 875	1 847 986	1 976 358	2 111 279
This year Bal	1 093 129	1 183 175	1 277 999	1 377 826	1 482 885	1 609 752	1 725 875	1 847 986	1 976 358	2 111 279
Accumulative	7 558 789	8 741 963	10 019 963	11 397 788	12 880 673	14 490 425	16 216 300	18 064 286	20 040 644	22 151 923
Balance Due	1 093 129	1 183 175	1 277 999	1 377 826	1 482 885	1 609 752	1 725 875	1 847 986	1 976 358	2 111 279