SELF STORAGE Park Valuation & Financial Model 20 years

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20 years dynamic valuations and three statement analysis

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Simplicity

Automation

That are Coherent

And designed for easy Expansion and Adaption

Self Storage Park - Valuations - Analysis - Financial Statements

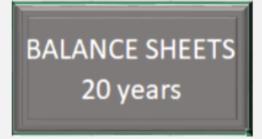
INDEX

INPUT SHEET



CASH FLOW 20 years

INCOME STATEMENTS 20 years



EXPLANATIONS

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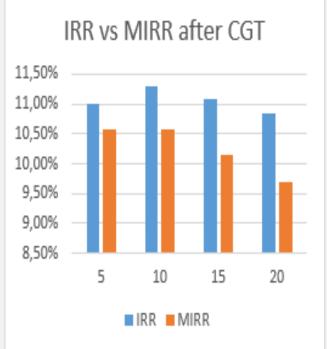
Self Storage Park - Valuations - Analysis - Financial Statements

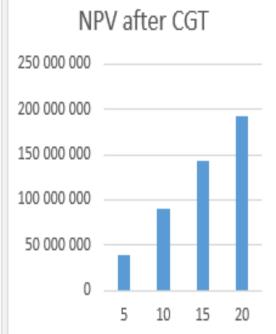
	Back to	o INDEX					Input	BLUE Cell	s only!						
					Inco	me Proje	ojections Monthly (Year 1) or current							_	
	Type	B1	C2	D3	E4	F5	G6	H7	18	J9	K10	L11	M12	Totals	Totals
	Size	100	150	180	190	200								27 200	Lettable Size
	No. Units	50	60	30	20	20								180	No. Units
	Monthly Amount per unit	50	75	80	90	95									
	Occupancy (%) pa	85,00%	90,00%	88,00%	88,00%	88,00%								87,83%	Weighted Average occupancy
	Total Months let in calendar year	510	648	317	211	211	0	0	0	0	0	0	0	1897	Total Months
	Income (pm)	25 500	48 600	25 344	19 008	20 064	0	0	0	0	0	0	0	138 516	Gross monthly Income
M					P	rojected	or Actu	al Monthl	y Expend	diture					
	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
	1 500	1 500	1 500	1 500	4 000	2 000	1 800	500	500	500	4 000	6 000	0	0	0
						Purcl	hase / Ac	quisition	Data						
							elated Cap pplied	Acquisiti	on Fees						
	Income	Income					7,85%		1 500 000						
	After Vacancy	Alliu				al Escala	tions			Fin	ance Da	ta			
	OP Costs	303 600			Annual Cost Escalation	Annual Income	Expected Growth in	External Loan	Finance	Length	Payment	Income	CGT (%)	Cost of Owners	
	Net Income	1 358 592	17 30	6 904	(%) 2,00%	Escalation 3,00%	Value pa (%) 3,00%	Amount 10 000 000	Rate (%) 5,00%	(months)	(monthly) 65 996	tax (%) 28,00%	24,00%	Loan A/C (%) 3,00%	

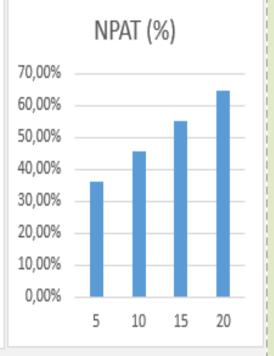
Financial Valuation and Financial Model

Data From Input Sheet	
1st Year Valuation	17 306 904
Acquisition Fees	1 500 000
Vacancy Factor	0,00%
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	303 600
Annual Cost Escalation (%)	2,00%
Annual Income Escalation (%)	3,00%
Income tax (%)	28,00%
CGT (%)	24,00%
Year 1 Income after vacancies	1 662 192
Expected Growth in Value pa (%)	3,00%

Year	5	10	15	20	Year	5	10	15	20
NPV	2 233 320	5 407 255	8 648 845	11 851 579	EBIT	1 577 099	1 893 215	2 285 746	2 769 387
IRR	10,14%	10,70%	10,65%	10,49%	LTV ratio	81,00%	53,36%	23,73%	-7,56%
MIRR	9,75%	9,99%	9,69%	9,33%	NPAT (%)	34,09%	43,33%	52,41%	61,36%







Detailed Cash Flow Statements 20 years (Storage Units SUIP)

Opening Balance
Income Received
Owners Loan Capital received
External Loan (Finance)
Capex Building
Acquisition Fees
Fixed Expenditure
External Loan Payment
Cost of Owners Loan A/C (%) pa
Taxation Paid
Closing Balance before interest
Overdraft or Interest earned
Closing Balance

Year 1	2	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>	<u>8</u>	<u>9</u>	<u>10</u>
0	302 438	657 743	925 599	1 163 790	1 436 749	1746057	2 093 348	2 480 315	2 908 707
1 662 192	1712058	1763419	1816322	1870812	1926936	1984744	2 044 287	2 105 615	2 168 784
8 806 904	0	0	0	0	0	0	0	0	0
10 000 000	0	0	0	0	0	0	0	0	0
17 306 904									
1 500 000									
303 600	309 672	315 865	322 183	328 626	335 199	341 903	348 741	355 716	362 830
791 947	791 947	791 947	791 947	791 947	791 947	791 947	791 947	791 947	791 947
264 207	264 207	264 207	264 207	264 207	264 207	264 207	264 207	264 207	264 207
0	0	143 276	227 562	247 986	269 378	291778	315 225	339 763	365 435
302 438	648 670	905 866	1 136 022	1 401 835	1702954	2 040 966	2 417 514	2834297	3 293 071
0	9 073	19 732	27 768	34914	43 102	52 382	62 800	74 409	87 261
302 438	657 743	925 599	1 163 790	1 436 749	1746057	2 093 348	2 480 315	2 908 707	3 380 332

Opening Balance
Income Received
Fixed Expenditure
External Loan Payment
Cost of Owners Loan A/C (%) pa
Taxation Paid
Closing Balance before interest
Overdraft or Interest earned
Closing Balance

<u>Year</u>	<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>
	3 380 332	3 897 060	4 460 823	5 073 617	5 737 505	6 454 616	7 227 150	8 057 378	8 947 643	9 900 364
	2 233 847	2 300 862	2 369 888	2 440 985	2 514 215	2 589 641	2 667 330	2 747 350	2829771	2 914 664
	370 087	377 488	385 038	392 739	400 594	408 606	416 778	425 113	433 616	442 288
	791 947	791 947	791 947	791947	791 947	791 947	791 947	791 947	791947	791 947
	264 207	264 207	264 207	264 207	264 207	264 207	264 207	264 207	264 207	264 207
	392 288	420 369	449 727	480 413	512 481	545 986	580 985	617 539	655 709	695 560
	3 795 650	4 3 4 3 9 1 1	4 939 793	5 585 296	6 282 491	7 033 512	7 840 563	8 705 922	9 631 935	10 621 027
	101 410	116 912	133 825	152 209	172 125	193 638	216 815	241721	268 429	297 011
	3 897 060	4 460 823	5 073 617	5 737 505	6 454 616	7 227 150	8 057 378	8 947 643	9 900 364	10 918 038

Detailed Income Statements 20 years (Storage Units SSIP)

Total Income Rental Income Generated

Interest Earned

Total Expenditure

Fixed Expenditure
Acquisition Fees (Once off)
Interest External Loan
Interest Loan account
Interest on Overdraft
Net Profit Before Tax (NPBT)
Taxation after any accrued loss

Net Profit After Tax (NPAT)

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>
1 662 192	1721131	1 783 152	1844090	1 905 725	1 970 039	2 037 126	2 107 087	2 180 025	2 256 045
1 662 192	1712058	1763419	1816322	1870812	1926936	1984744	2 044 287	2 105 615	2 168 784
0	9 073	19 732	27 768	34914	43 102	52 382	62 800	74 409	87 261
2 561 023	1051811	1041939	1031369	1020061	1007974	995 063	981 283	966 586	950 918
303 600	309 672	315 865	322 183	328 626	335 199	341 903	348 741	355 716	362 830
1 500 000	0	0	0	0	0	0	0	0	0
493 216	477 932	461 867	444 979	427 227	408 568	388 953	368 335	346 663	323 881
264 207	264 207	264 207	264 207	264 207	264 207	264 207	264 207	264 207	264 207
0	0	0	0	0	0	0	0	0	0
-898 831	669 320	741 213	812 721	885 664	962 065	1 042 063	1 125 803	1 213 439	1 305 127
0	0	143 276	227 562	247 986	269 378	291778	315 225	339 763	365 435
-898 831	669 320	597 936	585 159	637 678	692 687	750 285	810 578	873 676	939 691

Total Income

Rental Income Generated Interest Earned

Total Expenditure

Fixed Expenditure
Interest External Loan
Interest Loan account
Interest on Overdraft
Net Profit Before Tax (NPBT)
Taxation after any accrued loss
Net Profit After Tax (NPAT)

Year 1	1	<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>
2 335 2	7 2 417	774	2 503 713	2 593 194	2 686 340	2 783 279	2 884 145	2 989 071	3 098 200	3 211 675
2 233 84	7 2 300	862	2 369 888	2 440 985	2 514 215	2 589 641	2 667 330	2 747 350	2 829 771	2 914 664
101 4:	0 116	912	133 825	152 209	172 125	193 638	216 815	241721	268 429	297 011
934 22	8 916	457	897 547	877 434	856 051	833 330	809 197	783 575	756 382	727 533
370 08	7 377	488	385 038	392 739	400 594	408 606	416 778	425 113	433 616	442 288
299 93	4 274	762	248 301	220 487	191 250	160 518	128 213	94 255	58 559	21 038
264 20	7 264	207	264 207	264 207	264 207	264 207	264 207	264 207	264 207	264 207
	0	0	0	0	0	0	0	0	0	0
1 401 02	9 1501	317	1606166	1715760	1830288	1949949	2 074 947	2 205 496	2 341 818	2 484 142
392 28	8 420	369	449 727	480 413	512 481	545 986	580 985	617 539	655 709	695 560
100874	1 1080	948	1 156 440	1 235 347	1317808	1 403 963	1 493 962	1 587 957	1 686 109	1 788 582

Detailed Balance Sheets 20 years (Storage Units SSIP)

Total Assets Fixed Assets

Original Value

Revaluation

Revaluation Reserve A/C

Revaluation Reserve CGT

Current Assets

Cash

Income Tax Credits c/f

Liabilities

Mortgage Balance

Overdraft

Owners Loan Account

Revaluation Reserve CGT

Owners Equity

Total Equity and Liabilities

Check Balance should be (0)

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>
18 003 940	18 765 680	19 452 164	20 121 543	20 838 625	21 605 379	22 423 840	23 296 112	24 224 368	25 210 854
17 701 502	18 107 937	18 526 566	18 957 753	19 401 876	19 859 322	20 330 492	20 815 797	21 315 662	21 830 522
17 306 904	17 306 904	17 306 904	17 306 904	17 306 904	17 306 904	17 306 904	17 306 904	17 306 904	17 306 904
17 826 112	18 360 895	18 911 722	19 479 073	20 063 446	20 665 349	21 285 309	21 923 869	22 581 585	23 259 032
519 207	1053990	1604817	2 172 169	2 756 541	3 358 445	3 978 405	4616964	5 274 680	5 952 128
124 610	252 958	385 156	521 321	661 570	806 027	954817	1 108 071	1 265 923	1 428 511
302 438	657 743	925 599	1 163 790	1 436 749	1746 057	2 093 348	2 480 315	2 908 707	3 380 332
302 438	657 743	925 599	1 163 790	1 436 749	1746057	2 093 348	2 480 315	2 908 707	3 380 332
-251 673	-64 263	0	0	0	0	0	0	0	0
18 508 173	18 194 159	17 864 078	17 517 110	17 152 391	16 769 012	16 366 018	15 942 406	15 497 122	15 029 056
9 701 269	9 387 254	9 057 174	8710206	8 345 486	7 962 107	7 559 114	7 135 502	6 690 218	6 222 152
0	0	0	0	0	0	0	0	0	0
8 806 904	8 806 904	8 806 904	8 806 904	8 806 904	8 806 904	8 806 904	8 806 904	8 806 904	8 806 904
124 610	252 958	385 156	521 321	661 570	806 027	954817	1 108 071	1 265 923	1 428 511
-504 233	571 522	1 588 086	2 604 433	3 686 234	4 836 367	6 057 822	7 353 706	8 727 246	10 181 797
18 003 940	18 765 680	19 452 164	20 121 543	20 838 625	21 605 379	22 423 840	23 296 112	24 224 368	25 210 854
0	0	0	0	0	0	0	0	0	0

Detailed Balance Sheets 20 years (Storage Units SSIP)

		<u>Year</u> <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 Assets	26 257 888	27 367 866	28 543 262	29 786 629	31 100 604	32 487 908	33 951 349	35 493 823	37 118 320	38 827 923
	Fixed Assets	22 360 828	22 907 043	23 469 644	24 049 124	24 645 988	25 260 758	25 893 971	26 546 180	27 217 956	27 909 885
	Original Value	17 306 904	17 306 904	17 306 904	17 306 904	17 306 904	17 306 904	17 306 904	17 306 904	17 306 904	17 306 904
	Revaluation	23 956 803	24 675 507	25 415 773	26 178 246	26 963 593	27 772 501	28 605 676	29 463 846	30 347 762	31 258 195
	Revaluation Reserve A/C	6 649 899	7 368 603	8 108 868	8 871 341	9 656 689	10 465 597	11 298 772	12 156 942	13 040 857	13 951 290
	Revaluation Reserve CGT	1 595 976	1768 465	1946128	2 129 122	2 317 605	2 511 743	2711705	2 917 666	3 129 806	3 348 310
	Current Assets	3 897 060	4 460 823	5 073 617	5 737 505	6 454 616	7 227 150	8 057 378	8 947 643	9 900 364	10 918 038
	Cash	3 897 060	4 460 823	5 073 617	5 737 505	6 454 616	7 227 150	8 057 378	8 947 643	9 900 364	10918038
	Income Tax Credits c/f	0	0	0	0	0	0	0	0	0	0
V											
N	Liabilities	14 537 043	14 019 858	13 476 212	12 904 753	12 304 057	11 672 627	11 008 893	10 311 201	9 577 813	8 806 904
	Mortgage Balance	5 7 3 0 1 3 9	5 212 953	4 669 308	4 097 848	3 497 152	2865723	2 201 989	1504296	770 909	0
١	Overdraft	0	0	0	0	0	0	0	0	0	0
	Owners Loan Account	8 806 904	8 806 904	8 806 904	8 806 904	8 806 904	8 806 904	8 806 904	8 806 904	8 806 904	8 806 904
	Revaluation Reserve CGT	1 595 976	1768 465	1946128	2 129 122	2 317 605	2 511 743	2711705	2 917 666	3 129 806	3 348 310
	Owners Equity	11 720 844	13 348 008	15 067 049	16 881 876	18 796 548	20 815 281	22 942 456	25 182 623	27 540 507	30 021 018
	Total Equity and Liabilities	26 257 888	27 367 866	28 543 262	29 786 629	31 100 604	32 487 908	33 951 349	35 493 823	37 118 320	38 827 923
	Check Balance should be (0)	0	0	0	0	0	0	0	0	0	0

