Finance Structures Project Cashflow

logo or picture

6 Structure, 20 Phase Project with 5 Equity and 5 Debt Sources plus Mortgages

C:\DA PROJECTS\ARGUS - FS Package\10 03 05 - 20 Phase - 6 Structure Multi-Use Sample Project.wcfx

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Currently Viewing: Structure 1: 6 Phases

	Period	1 - 3	4 - 6	7 - 9	10 - 12	13 - 15	16 - 18	19 - 21	22 - 24	25 - 27	28 - 30	31 - 33	34 - 36	37 - 39	40 - 42
	Month	Jan-10	Apr-10	Jul-10	Oct-10	Jan-11	Apr-11	Jul-11	Oct-11	Jan-12	Apr-12	Jul-12	Oct-12	Jan-13	Apr-13
Structure 1: 6 Phases	to	Mar-10	Jun-10	Sep-10	Dec-10	Mar-11	Jun-11	Sep-11	Dec-11	Mar-12	Jun-12	Sep-12	Dec-12	Mar-13	Jun-13
Capitalized Areas	**Totals**	1 - 3	4 - 6	7 - 9	10 - 12	13 - 15	16 - 18	19 - 21	22 - 24	25 - 27	28 - 30	31 - 33	34 - 36	37 - 39	40 - 42
Tenant Rent Flow	1,761,300	0	0	0	0	293,550	293,550	293,550	293,550	293,550	293,550	0	0	0	0
Percentage Rent	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Rent Additions/Costs	-360,000	0	0	0	0	-60,000	-60,000	-60,000	-60,000	-60,000	-60,000	0	0	0	0
Operated Asset Income/Expense	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Operated Asset Rev/Expense	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Subtotal: Net Operating Income	**1,401,300**	**0**	**0**	**0**	**0**	**233,550**	**233,550**	**233,550**	**233,550**	**233,550**	**233,550**	**0**	**0**	**0**	**0**
Capitalized Rent	15,450,000	0	0	0	0	0	0	0	0	0	0	15,450,000	0	0	0
Cap. Rent Additions & Costs	-3,000,000	0	0	0	0	0	0	0	0	0	0	-3,000,000	0	0	0
Subtotal: Cap Sales Revenue	**12,450,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**12,450,000**	**0**	**0**	**0**
	0	0		0	0	0	0	0	0	0	0	0	0	0	0
Leasing Commission	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TI Cost	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TI Cost % of Rent	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TI Area Rate	-1,200,000	0	0	0	0	-1,200,000	0	0	0	0	0	0	0	0	0
Rent Free Costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Tenant Void Costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Not Exported (Sec 106)	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Not Exported (Sec 278)	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal: Lease Costs	**-1,200,000**	**0**	**0**	**0**	**0**	**-1,200,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Subtotal: Net Operating Income	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Subtotal: Lease Costs	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Structure 1: 6 Phases

Unit Areas	Totals	1 - 3	4 - 6	7 - 9	10 - 12	13 - 15	16 - 18	19 - 21	22 - 24	25 - 27	28 - 30	31 - 33	34 - 36	37 - 39	40 - 42
Sales Deposits	2,000,000	0	0	0	2,000,000	0	0	0	0	0	0	0	0	0	0
Unit Sales	76,000,000	0	0	0	8,997,647	30,172,157	10,690,980	9,389,804	8,088,627	6,787,451	1,873,333	0	0	0	0
Subtotal: Unit Sales	**78,000,000**	**0**	**0**	**0**	**10,997,647**	**30,172,157**	**10,690,980**	**9,389,804**	**8,088,627**	**6,787,451**	**1,873,333**	**0**	**0**	**0**	**0**
Sales Additions/Costs	-250,000	0	0	0	-40,000	-52,500	-45,000	-40,000	-35,000	-30,000	-7,500	0	0	0	0
Unsold unit Fees	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Commission on Completion	-600,000	0	0	0	-432,000	-42,000	-36,000	-32,000	-28,000	-24,000	-6,000	0	0	0	0
Commission on Sale	-600,000	0	0	0	-600,000	0	0	0	0	0	0	0	0	0	0
Subtotal: Unit Sales	**20,000,000**	**0**	**0**	**0**	**3,058,824**	**4,196,078**	**3,725,490**	**3,254,902**	**2,784,314**	**2,313,725**	**666,667**	**0**	**0**	**0**	**0**

Structure 1: 6 Phases

Land & Acquisition	Totals	1 - 3	4 - 6	7 - 9	10 - 12	13 - 15	16 - 18	19 - 21	22 - 24	25 - 27	28 - 30	31 - 33	34 - 36	37 - 39	40 - 42
Residualized Price	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fixed Land Price	-8,550,000	-8,550,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Land Transfer Tax	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Agent Fee	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal Fee	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Acquisition	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fixed DCC	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Survey	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Land & Acquisition	**-8,550,000**	**-8,550,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Structure 1: 6 Phases

Construction	Totals	1 - 3	4 - 6	7 - 9	10 - 12	13 - 15	16 - 18	19 - 21	22 - 24	25 - 27	28 - 30	31 - 33	34 - 36	37 - 39	40 - 42
Construction	-44,533,333	0	-10,031,150	-18,920,346	-13,306,399	-662,939	-687,939	-581,360	-343,202	0	0	0	0	0	0
Demolition	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Road/Site Works	-75,000	0	-75,000	0	0	0	0	0	0	0	0	0	0	0	0
Other Construction	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Municipal Costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Statutory/Municipal	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	-360,000	0	-86,947	-162,105	-110,947	0	0	0	0	0	0	0	0	0	0
Infrastructure Costs	-218,182	-54,545	-67,719	-24,561	-16,810	-54,545	0	0	0	0	0	0	0	0	0
Construction Breakdown	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Construction	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Construction	**-45,186,515**	**-54,545**	**-10,260,817**	**-19,107,013**	**-13,434,156**	**-717,484**	**-687,939**	**-581,360**	**-343,202**	**0**	**0**	**0**	**0**	**0**	**0**
Total Construction	**-11,162,020**	**-12,727**	**-2,699,362**	**-5,008,980**	**-3,428,224**	**-12,727**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Structure 1: 6 Phases

Professional Fees	Totals	1 - 3	4 - 6	7 - 9	10 - 12	13 - 15	16 - 18	19 - 21	22 - 24	25 - 27	28 - 30	31 - 33	34 - 36	37 - 39	40 - 42
Architect	-360,000	0	-86,947	-162,105	-110,947	0	0	0	0	0	0	0	0	0	0
Quantity Surveyor	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Structural Engineer	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Mech./Elec.Engineer	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Project Manager	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Construction Manager	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professionals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Professional Fees	**-360,000**	**0**	**-86,947**	**-162,105**	**-110,947**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total Professional Fees	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Structure 1: 6 Phases

Marketing, Leasing & Disposal	Totals	1 - 3	4 - 6	7 - 9	10 - 12	13 - 15	16 - 18	19 - 21	22 - 24	25 - 27	28 - 30	31 - 33	34 - 36	37 - 39	40 - 42
Marketing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Leasing Cost	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Leasing Legal Fees	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sales Agent Fee	-373,500	0	0	0	0	0	0	0	0	0	0	-373,500	0	0	0
Sales Legal Fee	-124,500	0	0	0	0	0	0	0	0	0	0	-124,500	0	0	0
Commission on Completion	-600,000	0	0	0	-432,000	-42,000	-36,000	-32,000	-28,000	-24,000	-6,000	0	0	0	0
Commission on Sale	-600,000	0	0	0	-600,000	0	0	0	0	0	0	0	0	0	0
Unsold Unit Fees	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Purchaser's Costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Marketing, Leasing & Disposal	**-1,698,000**	**0**	**0**	**0**	**-1,032,000**	**-42,000**	**-36,000**	**-32,000**	**-28,000**	**-24,000**	**-6,000**	**-498,000**	**0**	**0**	**0**
Marketing, Leasing & Disposal	**-400,000**	**0**	**0**	**0**	**-400,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Structure 1: 6 Phases

Additional Data	Totals	1 - 3	4 - 6	7 - 9	10 - 12	13 - 15	16 - 18	19 - 21	22 - 24	25 - 27	28 - 30	31 - 33	34 - 36	37 - 39	40 - 42
Additional Fees	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fixed Ground Rent	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	-360,000	0	-86,947	-162,105	-110,947	0	0	0	0	0	0	0	0	0	0
Developers Contingency	-288,000	0	-69,558	-129,684	-88,758	0	0	0	0	0	0	0	0	0	0
Demolition	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Additional Data	**-648,000**	**0**	**-156,505**	**-291,789**	**-199,705**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total Additional Data	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Variance: (A-B)	-648,000	0	-156,505	-291,789	-199,705	0	0	0	0	0	0	0	0	0	0
(B) as a % of (A)	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%