

Cash Flow

After 2024 Year for up & definition (Assume a 100)

for 2024 through Year 2029

01/05/2025 1:07:32 PM

	Actual Data (2024)									Actual Data (2024)							
	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast		Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8
For the Year Ending	Dec.2024	Dec.2025	Dec.2026	Dec.2027	Dec.2028	Dec.2029	Dec.2030	Dec.2031		Dec.2024	Dec.2025	Dec.2026	Dec.2027	Dec.2028	Dec.2029	Dec.2030	Dec.2031
Capital Revenue																	
Capital Revenue	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000		1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
Depreciation & Amortization Income	0	80,000	10,000	0	0	40,000	0	27,000		0	80,000	10,000	0	0	40,000	0	27,000
Capital Revenue	1,000,000	80,000	80,000	1,000,000	1,000,000	80,000	1,000,000	77,000		1,000,000	80,000	80,000	1,000,000	1,000,000	80,000	1,000,000	77,000
Year Revenue	100,000	0,000	0,000	100,000	100,000	0,000	100,000	7,000		100,000	0,000	0,000	100,000	100,000	0,000	100,000	7,000
Total Capital Revenue	1,100,000	80,000	80,000	1,100,000	1,100,000	80,000	1,100,000	84,000		1,100,000	80,000	80,000	1,100,000	1,100,000	80,000	1,100,000	84,000
Add Back Depreciation & Amortization																	
Other Asset Revenue																	
Other Asset Revenue	1,000,000	80,000	80,000	1,000,000	1,000,000	80,000	1,000,000	77,000		1,000,000	80,000	80,000	1,000,000	1,000,000	80,000	1,000,000	77,000
Total Other Asset Revenue	1,000,000	80,000	80,000	1,000,000	1,000,000	80,000	1,000,000	77,000		1,000,000	80,000	80,000	1,000,000	1,000,000	80,000	1,000,000	77,000
Total Asset Revenue	1,100,000	80,000	80,000	1,100,000	1,100,000	80,000	1,100,000	161,000		1,100,000	80,000	80,000	1,100,000	1,100,000	80,000	1,100,000	161,000
Other Revenue																	
Other Revenue	0,000	0,000	0,000	0,000	0,000	0,000	0,000	0,000		0,000	0,000	0,000	0,000	0,000	0,000	0,000	0,000
Total Other Revenue	0,000	0,000	0,000	0,000	0,000	0,000	0,000	0,000		0,000	0,000	0,000	0,000	0,000	0,000	0,000	0,000
Capital Asset Revenue	1,100,000	1,000,000	1,000,000	1,100,000	1,100,000	1,000,000	1,100,000	1,000,000		1,100,000	1,000,000	1,000,000	1,100,000	1,100,000	1,000,000	1,100,000	1,000,000
Financing & Credit Loss																	
Financing & Credit Loss	0,000	0	0,000	0,000	0,000	0,000	0,000	0,000		0,000	0	0,000	0,000	0,000	0,000	0,000	0,000
Total Financing & Credit Loss	0,000	0	0,000	0,000	0,000	0,000	0,000	0,000		0,000	0	0,000	0,000	0,000	0,000	0,000	0,000
Effective Asset Revenue	1,100,000	1,000,000	1,000,000	1,100,000	1,100,000	1,000,000	1,100,000	1,000,000		1,100,000	1,000,000	1,000,000	1,100,000	1,100,000	1,000,000	1,100,000	1,000,000

Argus Valuation Cash Flow Manual

**Eric Shapiro, David Mackmin, Gary
Sams**



Argus Valuation Cash Flow Manual:

The Income Approach to Property Valuation Andrew Baum, David Mackmin, Nick Nunnington, 2012-04-27 This classic text has been updated to meet the needs of today's students. It has been revised in line with the 2011 seventh edition of the RICS Valuation Standards and covers the latest valuation techniques including the important area of investment appraisals. It will help readers understand the complex world of property valuation in particular how to analyze market rents and sales prices to derive market evidence to support an opinion of market value, the investment method of valuation and how it's applied in practice, how specific legal factors can impact on market value when they interfere with market forces, what the market and the profession may consider to be the right methodology in today's market place, how to use spreadsheets in valuation. This new edition places a particular emphasis on investment valuations and the impact of landlord and tenant relationships on value. The text has always been well regarded for its clear explanations of the maths behind valuations and practical examples are provided to illustrate the valuation techniques used today for property investments, property developments and properties valued with reference to their business profits.

Argus Developer in Practice Tim M. Havard, 2014-02-28 This book is a practical guide to using Argus Developer, the world's most widely used real estate development feasibility modeling software. Using practical examples and many case studies, it takes readers beyond basic training and provides the in-depth knowledge required to analyze potential real estate deals and help ensure a profitable development. Argus Developer in Practice fills an important gap in the market. Argus Developer and its predecessor Circle Developer has long had a dominant position as the primary real estate development appraisal tool. It is used all over the world on a variety of projects ranging from simple residential projects to huge and complex master-planned mixed-use commercial, residential and leisure projects. It also shines when used to appraise refurbishments taking an existing building or complex and upgrading it or turning it into something entirely different. Argus Developer in Practice, the first book that concentrates on the practical application and use of the program, goes beyond the manual that comes with it by taking you through the development project appraisal process step by step. In addition, author Tim Havard has over 25 years of experience in carrying out development appraisals both in practice and in teaching at the postgraduate level in UK and Australian universities. He started using the DOS version of Circle Developer in 1990, then worked for both Circle and Argus training clients on the software in the UK, continental Europe and the Middle East. Besides showing you how to use the program, Havard shows you how to think like a successful real estate developer. Using an extensive array of screenshots, Argus Developer in Practice delves deeply into practical use of the program by offering case studies of varying complexity that will help real estate professionals not just analyze development projects but also learn how the best minds in real estate analyze a project's potential. You will learn how to model both simple projects and complex mixed-use and multi-phased investment schemes. How to model new uses for existing properties. How to think through real estate project problems. How to analyze a potential development project in depth. By using the

program efficiently and making use of its more advanced features you can help ensure a profitable project without the surprises that accompany most real estate ventures Argus Developer in Practice therefore provides something priceless peace of mind

The Income Approach to Property Valuation Nick Nunnington, Thomas Dimopoulos, Fernanda Antunes Batista da Silva, 2025-09-30 A classic textbook that has guided generations of students through the intricacies of property valuation receives a twist and a makeover in the hands of two new authors and under continuity editorship of one of the previous authors The Income Approach to Property Valuation has always been a firm favourite with undergraduate and postgraduate students and teachers This new edition has a refreshingly contemporary focus and a more international reach thoroughly updated and with new directions to meet the increasingly international perspectives of current real estate students The links between theory and practice are further reinforced with updated and new case studies and exhaustive examples and problems with worked examples The Income Approach to Property Valuation facilitates understanding in How to fully analyse market rents sales prices and trends to derive market evidence to support an opinion of market value The investment methods of valuation and how to apply them to a wide variety of situations How specific internal and external factors impact on risk value and security of income A range of valuation methods and how and when to apply them The use of Excel formulae and how to apply them to the income approach The expectations of valuers and the professional frameworks they operate within And contemporary issues and their impact on valuations This extensively revised and extended new edition is perfect for both real estate students worldwide and professional candidates working towards career enhancement including the assessment of professional competence APC for the Royal Institution of Chartered Surveyors

Modern Methods of Valuation Eric Shapiro, David Mackmin, Gary Sams, 2013 The new and improved eleventh edition of this essential valuation textbook reflects the changes in the property market since 2009 whilst presenting the tried and tested study of the principles governing the valuation of land houses and buildings of the previous editions The eleventh edition is fully up to date with latest guidelines statutes and case law including the implications of the latest RICS Red Book and the Localism Act Its comprehensive coverage of the legal economic and technical aspects of valuation make this book a core text for most University and College Real Estate Programmes and to provide trainees APC Candidates and practitioners with current and relevant guidance on the preparation of valuations for statutory purposes Over the twenty eight chapters the author team of experienced valuation experts present detailed accounts of the application of these principles to the everyday problems met in practice This new edition continues to be of excellent value to both students and practitioners alike as it provides the reader with a clear understanding of the methods and techniques of valuation

Moody's Transportation Manual, 1994

Introducing Property Valuation Michael Blackledge, 2009-06-02 This comprehensive introduction to the concepts and methods of valuing real estate helps students to progress successfully from basic principles to a more sophisticated understanding Taking a practically oriented rather than purely theoretical approach this textbook enables you

to undertake valuation calculations yourself Experienced tutor and valuer Michael Blackledge demonstrates how the principles can be applied in professional practice in line with the requirements and guidance provided by the Royal Institution of Chartered Surveyors The five traditional methods of valuation are outlined and the practical applications of the two main approaches the comparison and investment methods are fully explored The use of discounted cash flow and quarterly in advance calculations topics which have often been neglected elsewhere are also explained Complete with extensive further reading suggestions a full range of worked examples clear chapter summaries and additional online exercises this book is essential for any student of real estate and its valuation *Moody's Manual of Investments* John Sherman Porter,1934 American government securities 1928 53 in 5 annual vols v 1 Railroad securities 1952 53 Transportation v 2 Industrial securities v 3 Public utility securities v 4 Government securities 1928 54 v 5 Banks insurance companies investment trusts real estate finance and credit companies 1928 54 *Moody's Bank and Finance Manual* ,2000

Moody's Manual of Investments: American and Foreign ,1934

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

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