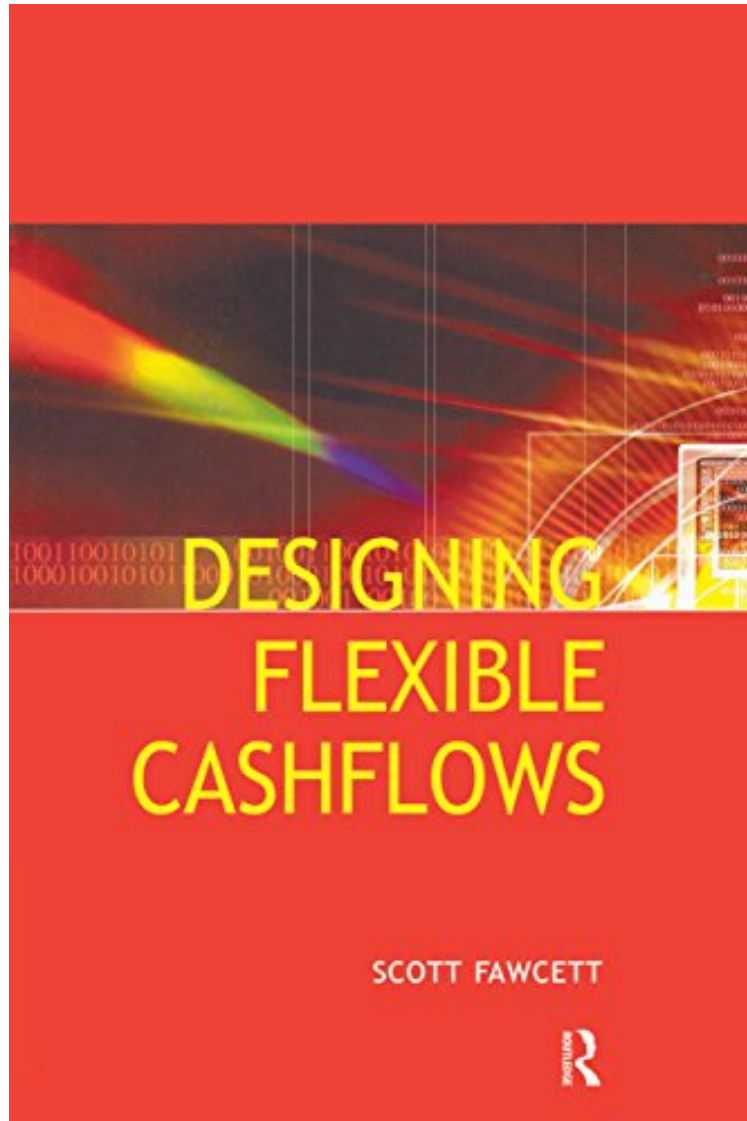


Designing Flexible Cash Flows

Scott Fawcett

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Scott Fawcett : Designing Flexible Cash Flows before purchasing it in order to gage whether or not it would be worth my time, and all praised Designing Flexible Cash Flows:

Whether calculating a net present value, assessing an internal rate of return, or considering the impact of debt on a transaction when analysing investments in property it is very hard to get away from the need for cashflows. These cashflows range from the very simple to the extremely complex and can take anything from minutes to days to

produce. Of course, valuation software exists that will produce these for you - but sometimes there are situations where you can't avoid having to do the job yourself!

From the Back Cover Whether calculating a net present value, assessing an internal rate of return, or considering the impact of debt on a transaction when analysing investments in property it is very hard to get away from the need for cashflows. These cashflows range from the very simple to the extremely complex and can take anything from minutes to days to produce. Of course, valuation software exists that will produce these for you - but sometimes there are situations where you can't avoid having to do the job yourself! Starting with a gentle introduction to IF statements and logical functions before building up to complex rental growth, financial calculations and ideas for development appraisals, this book will help you to create detailed, flexible cashflows that can cope with a broad range of varied situations and changing inputs. As the calculations involved can get very complex, the text contains plenty of detailed examples and the formulae are accompanied by simple translations to enable the reader to follow exactly what each one does. This book will help readers to develop their own approach to tackling the day-to-day analysis of property investments as well as developing an awareness of a wide variety of different techniques and approaches to ensure that, when faced with unique or unusual situations, a modelling solution can be found. Scott Fawcett is an Investment Partner at commercial property consultants Drivas Jonas. His work involves giving advice to clients of the development of property investment strategy, the assembly of investment portfolios and the acquisition and disposal of individual assets. About the Author Investment Partner