

SENSITIVITY TABLE: Compares CAP Rate variations and LAND PRICE adjustments in increments of \$2,500,000

DEV Sensitivity Analysis

Edit View Options Help

Scenario: Cap Rate - Land Value

Setup Analysis Results

Table of: Equity IRR% (Primary Capital Partn) and Profit Amount Show: Calculated Amounts

Land Value: Fixed Land Value

	-12,500,000	-10,000,000	-7,500,000	-5,000,000	-2,500,000	0	+2,500,000	+5,000,000	+7,500,000	+10,000,000	+12,500,000
	92,500,000	95,000,000	97,500,000	100,000,000	102,500,000	105,000,000	107,500,000	110,000,000	112,500,000	115,000,000	117,500,000
-1.2500%	36.236%	34.523%	32.881%	31.305%	29.793%	28.339%	26.943%	25.599%	24.306%	23.061%	21.861%
2.7500%	\$108,755,679	\$105,894,667	\$103,033,655	\$100,172,642	\$97,311,630	\$94,450,618	\$91,589,606	\$88,728,594	\$85,867,581	\$83,006,569	\$80,145,557
-1.0000%	33.877%	32.106%	30.408%	28.779%	27.216%	25.715%	24.273%	22.887%	21.554%	20.271%	19.036%
3.0000%	\$92,361,040	\$89,500,027	\$86,639,015	\$83,778,003	\$80,916,991	\$78,055,979	\$75,194,966	\$72,333,954	\$69,472,942	\$66,611,930	\$63,750,917
-0.7500%	31.620%	29.785%	28.027%	26.341%	24.723%	23.170%	21.680%	20.247%	18.871%	17.547%	16.274%
3.2500%	\$78,488,652	\$75,627,640	\$72,766,628	\$69,905,616	\$67,044,603	\$64,183,591	\$61,322,579	\$58,461,567	\$55,600,555	\$52,739,542	\$49,878,530
-0.5000%	29.433%	27.530%	25.706%	23.957%	22.280%	20.670%	19.126%	17.643%	16.218%	14.850%	13.534%
3.5000%	\$66,598,035	\$63,737,022	\$60,876,010	\$58,014,998	\$55,153,986	\$52,292,974	\$49,431,961	\$46,570,949	\$43,709,937	\$40,848,925	\$37,987,912
-0.2500%	27.290%	25.312%	23.416%	21.597%	19.853%	18.180%	16.575%	15.036%	13.558%	12.139%	10.776%
3.7500%	\$56,292,833	\$53,431,820	\$50,570,808	\$47,709,796	\$44,848,784	\$41,987,772	\$39,126,759	\$36,265,747	\$33,404,735	\$30,543,723	\$27,682,710
0.0000%	25.167%	23.104%	21.126%	19.229%	17.409%	15.664%	13.991%	12.386%	10.847%	9.371%	7.954%
4.0000%	\$47,275,781	\$44,414,769	\$41,553,757	\$38,692,744	\$35,831,732	\$32,970,720	\$30,109,708	\$27,248,695	\$24,387,683	\$21,526,671	\$18,665,659
+0.2500%	23.037%	20.878%	18.806%	16.818%	14.911%	13.082%	11.329%	9.648%	8.037%	6.493%	5.014%
4.2500%	\$39,319,559	\$36,458,547	\$33,597,534	\$30,736,522	\$27,875,510	\$25,014,498	\$22,153,486	\$19,292,473	\$16,431,461	\$13,570,449	\$10,709,437
+0.5000%	20.872%	18.601%	16.419%	14.324%	12.312%	10.382%	8.532%	6.760%	5.062%	3.437%	1.881%
4.5000%	\$32,247,361	\$29,386,349	\$26,525,337	\$23,664,325	\$20,803,313	\$17,942,300	\$15,081,288	\$12,220,276	\$9,359,264	\$6,498,251	\$3,637,239
+0.7500%	18.637%	16.233%	13.918%	11.690%	9.549%	7.494%	5.524%	3.636%	1.829%	0.101%	-1.551%
4.7500%	\$25,919,606	\$23,058,594	\$20,197,581	\$17,336,569	\$14,475,557	\$11,614,545	\$8,753,532	\$5,892,520	\$3,031,508	\$170,496	(\$2,690,516)
+1.0000%	16.289%	13.719%	11.235%	8.839%	6.530%	4.311%	2.180%	0.138%	-1.816%	-3.683%	-5.465%
5.0000%	\$20,224,626	\$17,363,614	\$14,502,601	\$11,641,589	\$8,780,577	\$5,919,565	\$3,058,552	\$197,540	(\$2,663,472)	(\$5,524,484)	(\$8,385,496)
+1.2500%	13.764%	10.976%	8.267%	5.640%	3.097%	0.643%	-1.720%	-3.989%	-6.161%	-8.235%	-10.211%
5.2500%	\$15,072,025	\$12,211,013	\$9,350,000	\$6,488,988	\$3,627,976	\$766,964	(\$2,094,049)	(\$4,955,061)	(\$7,816,073)	(\$10,677,085)	(\$13,538,097)

Analysis Calculation Time: 10.859 Seconds

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