



## **KWIKfeas FINANCIAL & DEVELOPMENT FEASIBILITY**

**This Service is one of the ‘Software-as-a-Service’ Applications within the e-CLOUD Construction® Suite of Productivity Services. It is available through the Internet via the e-CLOUD Construction website [www.e-cloud.co.za](http://www.e-cloud.co.za)**

An application which facilitates the preparation of financial feasibility studies for property developments for rental, sale or mixed use. Designed by property professionals for the local market, KWIKfeas offers a professional presentation incorporating cashflows, graphs, reports presented in a format which can be modified to suit your image and needs. This product is a must for property developers, financial institutions, quantity surveyors, architects, project managers, property administrators and agents.

### **Features**

- Generate project, trading and discounted cashflows including building cost s-curves using a model developed for local conditions
- Use the built in database of building cost rates per square metre for the various building types and generate elemental cost estimate reports for construction costs
- Generate monthly phased building cashflows
- Forecast bridging finance including Value Added Tax drawdowns
- Use What-if and Goal Seeking to optimize the performance indicators and required target returns for Residual Land Value
- Link to the Professional fee tariff application KWIKtariff, for the latest gazetted tariff of fees, and calculate the overall discounts required to meet the clients overall fee budget.
- Monitor actual building cost cashflows versus forecasted cashflows, including the executed value of work required in a particular month to meet practical completion date
- Produce scenario analysis reports reflecting performance indicators for each scenario
- Variance cost reporting against the initial capital expenditure budget and monitor cost to complete
- Generate a graphical programme and timeline of capital costs as for the project

### **Benefits**

- Dramatically reduce the time required in preparing, assessing or line-tuning the feasibility of a project using wizard driven input of variables
- Industry standardised Executive Summary reports and cashflows that assist in obtaining project finance
- Assess risk by utilising powerful sensitivity analyses to determine ‘best’ and ‘worst’ case scenarios
- Standardise the preparation and format of feasibilities within your company and share information easily with other members of the team
- Automatically calculate conveyancing tariffs, transfer costs, NHBR costs and forecasted building cost escalations
- Monitor your maximum cashflow exposure and the year in which it occurs
- Analyse the effects on cashflow and return when adjusting key variables such as rentals, building costs, escalation, interest rates and gearing

## Highest & Best Use

Determine construction, gross building, rentable areas and parking bay requirements based on zoning and town planning details applicable to the site. Generate a schematic diagram relating to the proposed development. Or alternatively base the feasibility on areas to meet your own requirements. Facility to calculate areas according to SAPOA Method of Measurement.

## Variables

Variables entered include, inter alia, project duration, interest and escalation rates, method of financing, gearing (debt to equity ratio), tax rates and allowances. Automatically calculate capital costs, including inter alia, construction cost and escalation, professional fees, land and allied costs, interim interest, management, municipal, legal and tenant costs including commissions payable. Lease schedules incorporating escalations, vacancies, lease terms and market related rentals are also displayed. Calculate detailed breakdowns of recoverable and non-recoverable operating costs. Amortize special tenant installation costs over the lease period taking into account annual rental escalations.

## Cashflows

Generate the construction cashflow from either the South African S-Curve, or DHSS Forecasting method, or project your own. Prepare project cashflows of the total capital outlay with or without phasing. Cashflows included VAT inputs and outputs, as well as the drawdowns on equity and borrowings during the development period. Trading cash flows include income, expenditure, tax allowances, interest and capital repayments on equity and borrowings. Discounted cashflows (project internal rates of return, equity internal rates of return and net present value) as well as interest and capital repayments for various finance options are computed.

## Sensitivity Analyses

Assess the influence of changes made to input variables on cashflow and profitability. Use the Optimiser in the goal-seeking option to arrive at a required solution by varying specific key variables. For example, you can request a break-even cash flow in any particular year of trading and determine what rentals need to be. Use the Sensitivity Report to identify a best and worst case scenario. Formulate 'what if' tables reflecting a summary of results for various situations. Use the scenario analysis feature to reflect performance indicators based on selected scenario.

## Reports

An executive summary is available together with table of contents and graphs in a format to be manipulated by the user. Other reports include summary of results, schedule of leases, rental income and expenditure forecasts, variance reports, balance sheet and income statement, annual yields, as well as the facility to create your own customised reports. Interpret values and results more easily by viewing and printing up to 12 different graphs.

## Support & Training

Contracts on Demand offers support as well as training and workshops on request.

## System Requirements

IBM Compatible Pentium II with CD Rom and EGA or higher resolution monitor. Microsoft Windows 95, 98, 2000, NT, XP, Vista and Windows7 (**64-bit is not compatible**)

## Subscription

**Provided on an annual subscription basis per workstation. Paid for monthly**



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