

### 9.1 Internal Rate of Return

Particular	Y0	Y1	Y2	Y3	Y4	Y5	Y6	Y7
Profit after Tax & Dividend		2,611,032.49	2,095,788.67	2,736,653.42	3,452,296.13	4,245,755.57	5,100,133.89	6,021,833.05
Add: Depreciation		890,214.02	890,214.02	890,214.02	890,214.02	890,214.02	890,214.02	890,214.02
Add: Preliminary expense written off		20,269.40	20,269.40	20,269.40	20,269.40	20,269.40	0.00	0.00
Net Cash Accrual (A)		3,521,515.91	3,006,272.09	3,647,136.83	4,362,779.55	5,156,238.99	5,990,347.91	6,912,047.07
Initial Investment/ Net Cash Accrual	(20,956,134.00000)	3,521,515.91	3,006,272.09	3,647,136.83	4,362,779.55	5,156,238.99	5,990,347.91	6,912,047.07
IRR		14.73%						
Present Value Equivalent		0.87	0.76	0.66	0.58	0.50	0.44	0.38
Present Value of Future Inflows		3,069,458.14	2,283,980.57	2,415,172.96	2,518,207.48	2,594,139.58	2,626,905.25	2,641,989.63
Operating Net Cash Inflow					18,149,853.62			
Present Capital Outflow					20,956,134.00			

-2,806,280.38

The internal rate of return (IRR) is a ratio used in financial analysis to estimate the profitability of potential investments. IRR is a discount rate that makes the net present value (NPV) of all cash flows equal to zero in a discounted cash flow analysis.

### 9.2 Break even Point

Particulars	Y1	Y2	Y3	Y4	Y5	Y6	Y7
Gross Receipts							
Facility 1 - Processing Unit-							
Facility 2 - Cleaning & Grading	64,500,975	101,679,808	142,367,617	186,870,006	235,466,716	288,455,922	346,155,381
Facility 3 - Warehouse	377,280	435,758	499,141	567,773	642,021	674,122	707,828
Facility 4 - Custom Hiring	-	-	-	-	-	-	-
Facility 5 - Agri Input Centre	-	-	-	-	-	-	-
Facility 6 - Processing Unit - Horti Comm	-	-	-	-	-	-	-
Total Receipts	64,878,255	102,115,567	142,866,758	187,437,780	236,108,737	289,130,043	346,863,209
Total Variable Exp	60,419,545	98,213,604	138,439,085	181,834,081	229,250,240	280,876,253	337,148,967
Contribution	4,458,710	3,901,962	4,427,673	5,603,699	6,858,496	8,253,791	9,714,242
Total Fixed exp	1,484,579	1,513,284	1,543,424	1,575,071	1,608,301	1,622,922	1,659,558
BEP	33%	39%	40%	28%	23%	20%	17%

Average BEP 40.05%

Break-even point (BEP) is a term in accounting that refers to the situation where a company's revenues and expenses were equal within a specific period. It means that there were no net profits or no net losses for the company. The main purpose of break-even analysis is to determine the minimum output that must be exceeded for a business to profit.

### 9.3 Net Present Value

Particular	Y1	Y2	Y3	Y4	Y5	Y6	Y7
Profit after Tax & Dividend	2,611,032	2,095,789	2,736,653	3,452,296	4,245,756	5,100,134	6,021,833
Add: Depreciation	890,214	890,214	890,214	890,214	890,214	890,214	890,214
Add: Preliminary exp Written off	20,269	20,269	20,269	20,269	20,269	0	0
Net Cash Accrual (A)	3,521,516	3,006,272	3,647,137	4,362,780	5,156,239	5,990,348	6,912,047
PV Factor @ 10 %	0.91	0.83	0.75	0.68	0.62	0.56	0.51
Disc Cash Flow	3,201,378	2,484,522	2,740,148	2,979,837	3,201,619	3,381,395	3,546,973

Total Discounted Cash Flows 21,535,873

Present Value of Outflow 20,956,134

NPV 579,738.53

Net present value is the present value of the cash flows at the required rate of return of your project compared to your initial investment. If the NPV of a project or investment is positive, it means that the discounted present value of all future cash flows related to that project or investment will be positive.

### 9.4 Return On Investments

Particulars	Y1	Y2	Y3	Y4	Y5	Y6	Y7
Net Profit	2,611,032	2,095,789	2,736,653	3,452,296	4,245,756	5,100,134	6,021,833
Average net profit				3751927.60			
Total Project cost				20956134.00			
ROI				17.90%			

Return on investment (ROI) is a performance measure used to evaluate the efficiency or profitability of an investment

### 9.5 Payback Period (In years) - Project

Particulars	Y0	Y1	Y2	Y3	Y4	Y5	Y6	Y7
Initial Investment	20,956,134							
Profit after Tax & Dividend		2,611,032	2,095,789	2,736,653	3,452,296	4,245,756	5,100,134	6,021,833
Add: Depreciation		890,214	890,214	890,214	890,214	890,214	890,214	890,214
Add: Preliminary exp Written off		20,269	20,269	20,269	20,269	20,269	-	-
Net Cash Accrual (A)		3,521,516	3,006,272	3,647,137	4,362,780	5,156,239	5,990,348	6,912,047
Cashflow - Initial Investment		(17,434,618)	(14,428,346)	(10,781,209)	(6,418,430)	(1,262,191)		

Payback period (In years) - Project

5.24

The payback period refers to the amount of time it takes to recover the cost of an investment

### 9.6 Debt Service Coverage Ratio (DSCR)

Particulars	Y1	Y2	Y3	Y4	Y5	Y6	Y7
Net Operating Income	3,884,614	3,299,161	4,259,732	5,308,111	6,450,679	7,646,083	8,944,899
Add: Depreciation	890,214	890,214	890,214	890,214	890,214	890,214	890,214
Add: Amortization	20,269	20,269	20,269	20,269	20,269	-	-
Interest on TL	-	-	-	-	-	-	-
<b>Total</b>	<b>4,795,097</b>	<b>4,209,645</b>	<b>5,170,215</b>	<b>6,218,594</b>	<b>7,361,162</b>	<b>8,536,297</b>	<b>9,835,113</b>
Total Annual EMI	-	-	-	-	-	-	-
<b>Debt Service Coverage Ratio (DSCR)</b>	<b>#DIV/0!</b>	<b>#DIV/0!</b>	<b>#DIV/0!</b>	<b>#DIV/0!</b>	<b>#DIV/0!</b>	<b>#DIV/0!</b>	<b>#DIV/0!</b>

Average DSCR

#DIV/0!

the debt-service coverage ratio (DSCR) is a measurement of a firm's available cash flow to pay current debt obligations. The DSCR shows investors whether a company has enough income to pay its debts.

### 9.7 Sensitivity Analysis

Quantity Variation (+5%)	Y1	Y2	Y3	Y4	Y5	Y6	Y7
Facility 1 - Processing Unit-	-	-	-	-	-	-	-
Facility 2 - Cleaning & Grading	67,726,024	106,763,799	149,485,997	196,213,507	247,240,052	302,878,718	363,463,150
Facility 3 - Warehouse	396,144	457,546	524,099	596,162	674,122	707,828	743,219
Facility 4 - Custom Hiring	-	-	-	-	-	-	-
Facility 5 - Agri Input Centre	-	-	-	-	-	-	-
Facility 6 - Processing Unit - Horti Comm	-	-	-	-	-	-	-
0	-	-	-	-	-	-	-
Total Income	68,122,168	107,221,345	150,010,096	196,809,669	247,914,174	303,586,546	364,206,369
Expenditure	-	-	-	-	-	-	-
Fixed Cost (Excl. of Depreciation, Amort)	574,096	602,801	632,941	664,588	697,817	732,708	769,344
Variable Cost	63,440,522	98,213,604	137,974,085	181,465,081	228,960,240	280,751,253	337,148,967
Total Operational Expenses	64,014,618	98,816,405	138,607,026	182,129,669	229,658,058	281,483,961	337,918,310
<b>Net Income</b>	<b>4,107,549</b>	<b>8,404,940</b>	<b>11,403,070</b>	<b>14,680,000</b>	<b>18,256,116</b>	<b>22,102,585</b>	<b>26,288,059</b>

Quantity Variance 5%  
Cost Variance 5%

Cost Variation (+5%)	Y1	Y2	Y3	Y4	Y5	Y6	Y7
Facility 1 - Processing Unit-	-	-	-	-	-	-	-
Facility 2 - Cleaning & Grading	64,500,975	101,679,808	142,367,617	186,870,006	235,466,716	288,455,922	346,155,381
Facility 3 - Warehouse	377,280	435,758	499,141	567,773	642,021	674,122	707,828
Facility 4 - Custom Hiring	-	-	-	-	-	-	-
Facility 5 - Agri Input Centre	-	-	-	-	-	-	-
Facility 6 - Processing Unit - Horti Comm	-	-	-	-	-	-	-
0	-	-	-	-	-	-	-
Total Income	64,878,255	102,115,567	142,866,758	187,437,780	236,108,737	289,130,043	346,863,209
Expenditure	-	-	-	-	-	-	-
Fixed Cost (Excl. of Depreciation, Amort)	574,096.00	602,800.80	632,940.84	664,587.88	697,817.28	732,708.14	769,343.55
Variable Cost	63,440,522.34	103,124,284.51	144,872,789.67	190,538,334.80	240,408,252.40	294,788,815.24	354,006,415.13
Total Operational Expenses	64,014,618.34	103,727,085.31	145,505,730.51	191,202,922.68	241,106,069.68	295,521,523.38	354,775,758.68
<b>Net Income</b>	<b>863,636.66</b>	<b>(1,611,518.79)</b>	<b>(2,638,972.51)</b>	<b>(3,765,142.97)</b>	<b>(4,997,332.98)</b>	<b>(6,391,480.00)</b>	<b>(7,912,549.79)</b>

Quantity Variation (-5%)	Y1	Y2	Y3	Y4	Y5	Y6	Y7
Facility 1 - Processing Unit-	-	-	-	-	-	-	-
Facility 2 - Cleaning & Grading	61,275,926	96,595,818	135,249,236	177,526,506	223,693,380	274,033,126	328,847,612
Facility 3 - Warehouse	358,416	413,970	474,184	539,385	609,920	640,416	672,436
Facility 4 - Custom Hiring	-	-	-	-	-	-	-
Facility 5 - Agri Input Centre	-	-	-	-	-	-	-
Facility 6 - Processing Unit - Horti Comm	-	-	-	-	-	-	-
0	-	-	-	-	-	-	-
Total Income	61,634,342	97,009,788	135,723,420	178,065,891	224,303,300	274,673,541	329,520,048
Expenditure	-	-	-	-	-	-	-
Fixed Cost (Excl. of Depreciation, Amort)	574,096	602,801	632,941	664,588	697,817	732,708	769,344
Variable Cost	57,398,568	93,302,924	131,075,381	172,391,827	217,512,228	266,713,690	320,291,518
Total Operational Expenses	57,972,664	93,905,725	131,708,322	173,056,415	218,210,046	267,446,398	321,060,862
<b>Net Income</b>	<b>3,661,678</b>	<b>3,104,063</b>	<b>4,015,098</b>	<b>5,009,476</b>	<b>6,093,254</b>	<b>7,227,143</b>	<b>8,459,186</b>

Cost Variation (-5%)	Y1	Y2	Y3	Y4	Y5	Y6	Y7
Facility 1 - Processing Unit-	-	-	-	-	-	-	-
Facility 2 - Cleaning & Grading	64,500,975	101,679,808	142,367,617	186,870,006	235,466,716	288,455,922	346,155,381
Facility 3 - Warehouse	377,280	435,758	499,141	567,773	642,021	674,122	707,828
Facility 4 - Custom Hiring	-	-	-	-	-	-	-
Facility 5 - Agri Input Centre	-	-	-	-	-	-	-
Facility 6 - Processing Unit - Horti Comm	-	-	-	-	-	-	-
0	-	-	-	-	-	-	-
Total Income	64,878,255	102,115,567	142,866,758	187,437,780	236,108,737	289,130,043	346,863,209
Expenditure	-	-	-	-	-	-	-
Fixed Cost (Excl. of Depreciation, Amort)	574,096	602,801	632,941	664,588	697,817	732,708	769,344
Variable Cost	57,398,568	93,302,924	131,075,381	172,391,827	217,512,228	266,713,690	320,291,518
Total Operational Expenses	57,972,664	93,905,725	131,708,322	173,056,415	218,210,046	267,446,398	321,060,862
<b>Net Income</b>	<b>6,905,591</b>	<b>8,209,842</b>	<b>11,158,436</b>	<b>14,381,365</b>	<b>17,898,691</b>	<b>21,683,645</b>	<b>25,802,347</b>

Sensitivity analysis is a financial model that determines how target variables are affected based on changes in Quantity or cost variance known as input variables. Here it is assume 5% (+, -) while calculating sensitivity analysis