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P R E S E N T S

FINANCIAL ADVISABILITY STUDY

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STRIP MALL & RETAIL PARK - INVESTMENT PROJECT

Study Date - 30/06/0000

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ROBERT MORICE'S FINANCIAL ANALYSIS

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Loan Purpose: INVESTMENTS.

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According to International (Bulgarian) standard № 1 for financial reports.

BALANCE SHEETS

According to International (Bulgarian) standard № 1 for financial reports.

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According to International (Bulgarian) standard № 7 for financial reports.

TAX CALCULATIONS

INVESTMENTS FOR FIXED ASSETS

WRITTEN OFF FIXED ASSETS

AMORTIZATION PLAN

P R E A M B L E

PHILOSOPHY

The companies that constantly make enough profit to pay the market price of their capital usually prosper. The trade companies that are unable in a considerable time period to respond to the active market prices of capital usually do not survive or at least restructure and change their owner.

The correlations in corporate finance are starting point for trade companies management. The Key Management Coefficients illustrate their aims and standards, and direct their managers toward the most productive long-term strategies and most effective short-term decisions.

The study makes a comprehensive multivariate projection, analysis, evaluation, management and optimization of cash flows, critical business ratios, key management coefficients, corporate value and relative&financial risk. The net present value and the internal rate of return of the investments are determined.

The study generalizes the incoming operative information and the great number of finance accounts and pro-form accounts into one current to the day of the study financial model.

GOALS

First. To project, analyze and evaluate STRIP MALL & RETAIL PARK Business Potential for generating a cash flow and for its possibilities to cover debt payments in dynamics.

Second. To determine, analyze and evaluate in dynamics the level of finance efficiency and corporate value of STRIP MALL & RETAIL PARK using a system of indicators for finance analysis and multivariate business-evaluation.

DATE

The effective date of the study completion is 30/06/0000.

METHODOLOGY

International (Bulgarian) standards for financial reports, approved by the EUROPEAN COMMISSION.

Guide to cost benefit analysis of investment projects, approved by the EUROPEAN COMMISSION – DIRECTORATE GENERAL “REGIONAL POLICY”.

The universal standards, software and formats for analysis and evaluation of investment projects.

WORKING TOOLS

The working tools for performing the studies in the field of corporate finance is a “Finance engineering and business evaluation” system (**FEBE**). **FEBE** is an integrated system for economic and mathematical modeling, financial engineering, management accounting, financial analysis and business evaluation. **FEBE** has been developed and constantly updated *using leading world technologies and software based on project oriented CASE tools*.

INFORMATION SOURCES

STRIP MALL & RETAIL PARK development program.

FINAL RESULTS

The final results are defined in MODULE "A" – EXECUTIVE SUMMARY and indicators values speak for themselves.