

# Probability Settings

## SUMMARY OF PROBABILITY VARIABLES

Profile	Profile Name	100%?	Random Generator		Random Value
1	Land Acquisition Costs	OK	<input checked="" type="checkbox"/>	ON	2.5%
2	Construction Costs	OK	<input checked="" type="checkbox"/>	ON	0.0%
3	End Sale Values	OK	<input checked="" type="checkbox"/>	ON	7.5%
4	Construction Period	OK	<input checked="" type="checkbox"/>	ON	-10.0%
5	Sales Span Period	OK	<input checked="" type="checkbox"/>	ON	0.0%
6	Capitalisation Rate	OK	<input checked="" type="checkbox"/>	ON	0.8%
7	Rental Income	OK	<input checked="" type="checkbox"/>	ON	-20.0%
8	All Debt Interest Rates	OK	<input checked="" type="checkbox"/>	ON	0.0%
9	<a href="#">For Advanced Excel Users</a>	OK	<input checked="" type="checkbox"/>	ON	0.0%

Probability Profile No. 1  
Land Acquisition Costs

Prob(%)	Values
5%	-8%
10%	-5%
20%	-3%
30%	0%
20%	3%
10%	5%
5%	8%
0%	

TOTAL 100%

Probability Profile No. 2  
Construction Costs

Prob(%)	Values
5%	-15%
10%	-10%
20%	-5%
30%	0%
20%	5%
10%	10%
5%	15%
0%	

TOTAL 100%

Probability Profile No. 3  
End Sale Values

Prob(%)	Values
5%	-8%
10%	-5%
20%	-3%
30%	0%
20%	3%
10%	5%
5%	8%
0%	

TOTAL 100%

Probability Profile No. 4  
Construction Period

Prob(%)	Values
5%	-30%
10%	-20%
20%	-10%
30%	0%
20%	10%
10%	20%
5%	30%
0%	

TOTAL 100%

Probability Profile No. 5  
Sales Span Period

Prob(%)	Values
5%	-45%
10%	-30%
20%	-15%
30%	0%
20%	15%
10%	30%
5%	45%
0%	

TOTAL 100%

Probability Profile No. 6  
Capitalisation Rate

Prob(%)	Values
5%	-0.75%
10%	-0.50%
20%	-0.25%
30%	0.00%
20%	0.25%
10%	0.50%
5%	0.75%
0%	

TOTAL 100%

Probability Profile No. 7  
Rental Income

Prob(%)	Values
5%	-30%
10%	-20%
20%	-10%
30%	0%
20%	10%
10%	20%
5%	30%
0%	

TOTAL 100%

Probability Profile No. 8  
All Debt Interest Rates

Prob(%)	Values
5%	-3.0%
10%	-2.0%
20%	-1.0%
30%	0.0%
20%	1.5%
10%	3.0%
5%	4.5%
0%	

TOTAL 100%

Probability Profile No. 9  
For Advanced Excel Users

Prob(%)	Values
100%	
0%	
0%	
0%	
0%	
0%	
0%	
0%	

TOTAL 100%

# Probability Profiles of Returns

## Greenwood Park Estate

### Option 1 - Subdivision

Subdivision - 179 Lots

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Development Margin	
First Decile	10.02%
First Quartile	12.74%
Median	16.43%
Third Quartile	20.67%
Last Decile	23.92%
Average	16.68%
Standard Deviation	5.38%

Internal Rate of Return	
First Decile	13.68%
First Quartile	15.31%
Median	18.31%
Third Quartile	21.81%
Last Decile	26.18%
Average	19.02%
Standard Deviation	5.16%

