



Designing Flexible Cash Flows

Scott Fawcett

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Whether calculating a net present value, assessing an internal rate of return, or considering the impact of debt on a transaction when analysing investments in property it is very hard to get away from the need for cashflows. These cashflows range from the very simple to the extremely complex and can take anything from minutes to days to produce. Of course, valuation software exists that will produce these for you - but sometimes there are situations where you can't avoid having to do the job yourself!

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