

# V.J. MISTRY & COMPANY LIMITED

## INVESTMENT COST

<b>ITEM</b>	<b>US\$</b>
<b>Fixed Asset</b>	
Civil Works	1,000,000
Machinery and Equipment	600,000
Vehicles	200,000
Furniture and Fittings	50,000
Pre-Operational Expenses	50,000
Others	100,000
<b>Sub total</b>	<b>2,000,000</b>
<b>Initial working capital</b>	<b>200,000</b>
<b>GRAND TOTAL</b>	<b>2,200,000</b>

## V.J. MISTRY & COMPANY LIMITED

### FINANCING STRUCTURE

SOURCE	US \$
<b>Fixed Assets</b>	
Long term Loan (70%)	<b>1,540,000</b>
Equity (30%)	<b>660,000</b>
	<b>2,200,000</b>



## V.J. MISTRY & COMPANY LIMITED

### PROJECTED INCOME AND EXPENDITURE STATEMENT

US\$

		1	2	3	4	5	6	7	8	9	10
Occupancy rate (%)	100	70	80	90	100	100	100	100	100	100	100
Number of squares metres available	2799	1,659	2,239	2519	2799	2799	2799	2799	2799	2799	2799
Rent (5US\$ per square metre per month)		99,540	134,340	151,140	167,140	167,140	167,140	167,140	167,140	167,140	167,140
Income		99,540	134,340	151,140	167,140	167,140	167,140	167,140	167,140	167,140	167,140
Less Operating Cost		4,977	6,717	7,557	8,357	8,357	8,357	8,357	8,357	8,357	8,357
<b>Profit before interest and depreciation</b>		94,563	127,623	143,583	158,783	158,783	158,783	158,783	158,783	158,783	158,783
Depreciation		40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000
<b>Sub-total</b>		40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000
Profit before tax		<b>54,563</b>	<b>87,623</b>	<b>103,583</b>	<b>118,783</b>	<b>118,783</b>	<b>118,783</b>	<b>118,783</b>	<b>118,783</b>	<b>118,783</b>	<b>118,783</b>
Tax (30%)		16,370	23,287	31,075	35,635	35,635	35,635	35,635	35,635	35,635	35,635
Profit after tax		38,193	64,336	72,508	83,148	83,148	83,148	83,148	83,148	83,148	83,148
<b>Accumulated Profit</b>		<b>38193</b>	<b>72,529</b>	<b>145,037</b>	<b>228,185</b>	<b>311,333</b>	<b>394,481</b>	<b>477,629</b>	<b>560,777</b>	<b>643,925</b>	<b>727,073</b>

# V.J. MISTRY & COMPANY LIMITED

## CASHFLOWS PROJECTION

US\$

	0	1	2	3	4	5	6	7	8	9	10
<b>Sources</b>											
Profit before interest and depreciation		94,563	127,623	143,583	158,783	158,783	158,783	158,783	158,783	158,783	158,783
Equity	2,200,000	-	-	-	-	-	-	-	-	-	-
<b>Total sources</b>	2,200,000	94,563	127,623	143,583	158,783	158,783	158,783	158,783	158,783	158,783	158,783
<b>Applications</b>											
Capital expenditure	2,200,000	-	-	-	-	-	-	-	-	-	-
Tax		16,370	23,287	31,075	35,635	35,635	35,635	35,635	35,635	35,635	35,635
<b>Sub-Total</b>	2,200,000	16,370	23,287	31,075	35,635	35,635	35,635	35,635	35,635	35,635	35,635
<b>Total Applications</b>	2,200,000	16,370	23,287	31,075	35,635	35,635	35,635	35,635	35,635	35,635	35,635
<b>Net cash flows</b>		78,193	104,336	112,508	123,148	123,148	123,148	123,148	123,148	123,148	123,148
<b>Accumulated cash</b>	--	78,193	182,529	295,037	418,185	541,333	664,481	787,629	910,777	1,033,925	1,157,073

