Can you prepare Excel Financial Model for Commerzone commercial property in Madhapur

SPV- K Raheja Corp
Tenant Name - A
Building-1 (735,903 sf)

1. Initial Rent: The current rent is ₹60 per square foot per month.

2. Market Rent: ₹90 per square foot per month. after lease expiry

3. Escalation Schedule: Every three years, the rent will increase 15% (for the first four escalations from 1st escalation January 2026, 2nd escalation January 2029, 3rd escalation January 2032, and 4th escalation January 2035).

4. Lease Expiry: The lease ends on 10,October , 2036.

5. Duration: project rent for ten years.

6. Formulas: include the excel formulas for each calculation, so you can see how the numbers are derived. lay out the projection month-by-month and highlight the changes at each escalation point.
   7 lease Start Date 1, January,2023

Here's a complete structure for your Excel financial model for Commerzone commercial property in Madhapur—with detailed Excel formulas and step-by-step projection logic, covering all required specifics:

Sheet 1: Assumptions

Item	Value	Example Cell
Area (Sq.Ft)	735,903	B2
Initial Rent	60	B3
Market Rent	90	B4
Escalation %	15%	B5
Escalation Freq	3	B6
Lease Start	1-Jan-2023	B7
Lease Expiry	10-Oct-2036	B8
Duration (months)	120	B9

Sheet 2: Month-by-Month Projection

Month	Year	Rent/SF	Formula (per SF)	Total Rent/Month	Notes
Jan-23	2023	60	`=IF(A11<$B$7,$B$3,"")`	`=B2*C11`	Start value
...	...	...	[see escalation logic]		
Jan-26	2026	69	`=Previous*1.15`	`=B2*C46`	1st Escalation
Jan-29	2029	79.35	`=Previous*1.15`	`=B2*C82`	2nd Escalation
Jan-32	2032	91.25	`=Previous*1.15`	`=B2*C118`	3rd Escalation
Jan-35	2035	104.94	`=Previous*1.15`	`=B2*C154`	4th Escalation
After Expiry	2036+:	90	`=$B$4`	`=B2*$B$4`	Market Rent

Formula Logic (Rent per Sq.Ft):

- For each month:
  `=IF(DATE(YEAR,MONTH,1)<=$B$8, [escalation logic], $B$4)`
  Where `[escalation logic]` is:

- Start at ₹60.

- Every 36th row (month), multiply previous rent by 1.15.

- After lease expiry, set to ₹90.

Example (Cell C11, January 2023):

`=IF(AND(E11<$B$8), IF(MOD(MONTHS_BETWEEN(E11,$B$7),36)=0, C10*1.15, C10), $B$4)`

Total Monthly Rent:

`=Area * Rent/SF`
Example for January 2023 (D11):
`=$B$2*C11`

Sheet 3: Highlights (Escalation Points)

Pull out months where rent changes due to escalation, using conditional formatting for clarity.

NPV Calculation Sheet

Suppose you assume a discount rate in B10.
Annual rent per year (`SUMIFS`/month data for each year).
Net Present Value for monthly cash flows:
`=NPV($B$10, Range_of_Projected_Monthly_Rents)`

Key Excel Functions Used:

- `IF`
- `DATE`
- `YEAR`
- `MONTH`
- `MOD`
- `NPV`
- `SUM`, `SUMIF`
- Absolute ($B$1) and relative (B2) referencing

Summary Table (Years, Escalation Points, Market Rent Switch)

Year	Month	Rent per SF	Escalated (Y/N)	Formula Example
2023	1	60	N	`=60`
2026	1	69	Y	`=60*1.15`
2029	1	79.35	Y	`=69*1.15`
2032	1	91.25	Y	`=79.35*1.15`
2035	1	104.94	Y	`=91.25*1.15`
2036	11	90	N (market)	`=90`

This structure provides a fully automated, formula-linked Excel model that you can scale, modify, and update, and it closely models industry practice for financial projections in real estate using Excel. [1] [2]

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