

# ■ CALCULATION HISTORY REPORT

Complete History of All Calculations

**Generated:** 2025-09-19 23:49:55

**Total Calculations:** 1

## 1. Calculation #1

Property	Value
Calculation Type	Investment Appraisal
Date/Time	2025-09-19 18:49:36
Status	History Only
ID	1

## ■ Input Parameters

Parameter	Value
Initial Investment	46,152.00
Discount Rate	55
Salvage Value	45,245.00
Cash Flows	[45524452.0, 542.0, 5424.0, 542.0, 45697.0]

## ■ Results

Result	Value
NPV	€29,331,345.99
IRR	98540.26%
Payback Period	0.00 years
Profitability Index	636.538
Recommendation	ACCEPT - Positive NPV indicates value creation

## ■ Calculation Steps

### NPV:

NPV Calculation:

Step 1: Initial Investment = -46,152.00

Step 2: Year 1 PV =  $45,524,452.00 \div (1 + 55.0\%)^1 = 29,370,614.19$

Step 3: Year 2 PV =  $542.00 \div (1 + 55.0\%)^2 = 225.60$

Step 4: Year 3 PV =  $5,424.00 \div (1 + 55.0\%)^3 = 1,456.55$

Step 5: Year 4 PV =  $542.00 \div (1 + 55.0\%)^4 = 93.90$

Step 6: Year 5 PV =  $45,697.00 \div (1 + 55.0\%)^5 = 5,107.74$

Step 7: NPV = 29,331,345.99

### IRR:

IRR Calculation:

Using iterative method to find rate where NPV = 0

IRR = 98540.26%

### Payback Period:

Payback Period Calculation:

Year 1: Cumulative CF = 45,524,452.00

Payback Period = 0.00 years

### Profitability Index:

Profitability Index = PV of Cash Flows ÷ Initial Investment

=  $29,377,497.99 \div 46,152.00 = 636.538$

### Recommendation:

Decision based on NPV:

NPV = 29,331,345.99

ACCEPT - Positive NPV indicates value creation