

THE ROCKPORT GROUP

Rockport – Test Project

We want you to build a quick and simple CRE (Commercial Real Estate) calculator library. The user should be able to input all the required data and get property present value using Discounted Cash Flow (DCF) methodology.

Inputs:

Input	Data Type	Min	Max
NOI (Net Operating Income) *	Double	0	9,999,999
NOI Growth	Double (%)	-100.00%	100.00%
Exit Cap Rate*	Double (%)	0.00%	100.00%
Hold Period*	Int (Years)	1	30
Discount Rate*	Double (%)	0.00%	100.00%
Cost Of Sales	Double (%)	0.00%	100.00%

Output:

Property Present Value

You can use the attached excel sheet to learn about Present value calculation.

Also, you can read about DCF methodology here

<https://www.investopedia.com/terms/d/dcf.asp>

You need to build this library using:

- 1) C++/C# programming language
- 2) You can build
 - a. console application to accept inputs and display output
 - b. work directly with input and output files (preferably JSON files)

Notes:

- Code organization, readability, structure, and logic will be evaluated.
- Validations and testing will be evaluated.
- Please send the project in a zipped folder to ngadigi@rockportval.com