



# Sage Construction SiteStream Land

Land bank management, profit/land residual calculations, 'What if' scenarios, automated cashflows, sensitivity analysis, project cash funding, consolidation of cashflows.

SiteStream Land is a dynamic budgeting and monitoring tool for all your development projects. It not only enables the fast production of detailed cashflows for current and future opportunities but also allows continual updating of forecasts for the final outturn of ongoing projects.

SiteStream Land is highly configurable to the level of detail you require. It produces both detailed and summary information of the financial and physical attributes of your planned developments required for board and funding approval. The system gives fast resolution of land value, or alternatively, for a given land value either profit or sales revenue projections.

Each cost and revenue item can be automatically calculated from your own yardstick rates and cashflowed from user-defined 's' curves. This results in an extremely sophisticated financial model that requires minimal input yet is dynamic and sophisticated. This allows you to easily flex any scenario and consider

many more options than with manual or spreadsheet systems. In-built goal seeking and iterative capabilities ensure that the optimum solution is found quickly and with high levels of confidence.

SiteStream Land's facilities can also be utilised for decision support during development to consider replans or other options for the balance of the project taking into account actuals to date.

Cash and other resource requirements are highlighted not only for each project but can be summarised at regional or group level to ensure that finance facilities are not breached and for strategic planning and forecasting.

The system will store and catalogue all opportunities within your land bank, from options through to owned land at each stage of planning and development. Documentation and key dates associated with each land opportunity can be accessed easily to assist with resource planning.

SiteStream Land can be utilised independently or in conjunction with SiteStream Build to provide budget detail derived from individually procured items e.g. a particular material or a supply and fix subcontractor. This will give

increasingly accurate levels of forecasting as and when detailed design and scheduling information is available.

Using SiteStream Land in this way will ensure that any cost overruns are highlighted at the earliest possible stage and that all cost and revenue projections consistently reflect the latest site position.

Similarly SiteStream Sales can provide updated revenue forecasts based on actual sales progressions and revised sales plans.

Sales/build conflicts are highlighted for resolution to ensure that your rolling forecasts are realistic and based on current known information.

## Advantages

**Fast, Easy and Accurate** – SiteStream Land's speed and inherent ease of use means that the land buyer can try many alternative scenarios and assumptions rapidly to determine the best and most profitable land bid.

**Better Decision Support** – Consistent data and methods reduce the likelihood of errors and omissions in the land study while 'what if' questions can be

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answered quickly and confidently at any stage of the development process. Consistent determination of financial targets, such as ROCE, IRR and NPV allow better decisions on, and between, competing projects.

#### **Security and Authorisation -**

Commercially sensitive data can be given authorised entry controls. Methods and assumptions can be agreed and protected from ad-hoc changes. Sign off procedures can be introduced, monitored and enforced by the system.

#### **High Quality In-depth Reporting –**

Presentation of the land appraisal is of the highest quality and dependability while reporting is in-depth to the level of analysis required for study, board authorisation or financial sanction.

- Fast initial investment appraisal
- Scenario analysis
- Mix optimisation
- Automatic detailed cashflow
- Sales or build rate driven cashflows
- Financial and profit analysis
- Key statistical indicators
- Sensitivity analysis
- User-defined cost profiles
- Notional density and land usage efficiency reporting
- Unlimited 'what if' scenarios to compare effects of mix, cost, profit, land, speed or build/sales and selling prices
- User-defined site costs with detailed build up for infrastructure, marketing etc.
- Site/plot specific house type variants or house types created on the fly
- Profit, land, revenue or cost can be residual
- Iterate profit, land, revenue or cost over a range and report the effect on another variable

- Automatic cashflow from sales or build rate with user's own build cost 'S' curves and interest rates
- Track variables over the life of the project
- Debt/equity split funding
- User-defined loan repayment profiles
- Calculates NPV, ROCE, IRR and house type profit contribution
- Work in progress reporting
- Phased development
- Mixed use sites evaluation via yield/rent
- Land sale facilities
- Current costs updated from SiteStream Build

#### **Automated Forecasts -**

The forecasting functionality allows Land Viability cash flows to be updated with actual costs, revenues and progress from other SiteStream modules in near real-time. Future cash flows can be re-forecast based on current progress and any changes to the development plan. Using the same basic format as the Land component, a direct comparison is possible between the original investment appraisal, operating budgets and actual up-to-date Forecasts. The forecast part of the cash flow can be subjected to 'what if' scenario assumptions as options for the balance of the site are considered. Changes in cash flow and profit are tracked over the life of a project giving invaluable feedback on the operating performance of against targets and a true picture of the cost to complete for each site.

Note: This information is subject to change without notice.

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