ANALYSIS OF FINANCIAL RETURNS FROM REPLANTING OF DICK'S YARD BLOCK - 68.5 ha

Year	Cash Flows - Base case	Cash Flows - 10% Revenue Growth	Cash Flows - 10% Revenue Reduction	Debt Level (8.0% interest)	Description
0	0	0	0	0	Land Preparation
1	-42,898	-42,898	-42,898	-42,898	Planting
2	0	0	0	-46,330	
3	0	0	0	-50,036	
4	0	0	0	-54,039	
5	0	0	0	-58,362	
6	-32,195	-32,195	-32,195	-95,226	Low Prune
7	0	0	0	-102,844	
8	-45,895	-45,895	-45,895	-156,967	Thin to 350 spha/med prune
9	0	0	0	-169,524	
10	-33,565	-33,565	-33,565	-216,651	High Prune
11	0	0	0	-233,983	
12	0	0	0	-252,702	
13	0	0	0	-272,918	
14	0	0	0	-294,751	
15	0	0	0	-318,331	
16	0	0	0	-343,797	
17	0	0	0	-371,301	
18	0	0	0	-401,005	
19	0	0	0	-433,085	
20	0	0	0	-467,732	
21	0	0	0	-505,151	
22	0	0	0	-545,563	
23	0	0	0	-589,208	
24	0	0	0	-636,345	
25	0	0	0	-687,253	
26	0	0	0	-742,233	
27	0	0	0	-801,612	
28	0	0	0	-865,741	
29	0	0	0	-935,000	
30	2,449,868	2,874,397	2,025,340		Harvest
NPV	**132,509**	**171,573**	**93,446**		
NPV	**81,546**	**110,901**	**52,191**		
NPV	**44,433**	**66,550**	**22,315**		
IRR	**11.88%**	**12.59%**	**11.04%**		