Complete feasibility and budget tracking solution for real estate development projects.

Used by property developers and their investors, ARGUS Developer combines feasibility, sensitivity analysis and a discounted cash flow for a consistent and accurate financial model of your projects. Using the cash flow models, layer in investment structures that provide investors with a transparent understanding of their returns. Finally, gain visibility into the progress of a project with the ability to reforecast costs and revenue allowing you to maintain control over the risks and returns of your development project.

**BENEFITS**

![Time Scale & Phasing](image1)

![Structured Finance](image2)

**Save time and avoid costly mistakes**
Model any property development and create cash flow forecasts in a fraction of the time it would take you using a spreadsheet. ARGUS Developer reduces the errors and problems that occur within spreadsheets with a user-friendly interface and time-tested calculations.

**Make informed and real-time decisions**
ARGUS Developer reports and KPI dashboards provide the information that you need to make the right decisions. Test assumptions with sensitivity analysis and choose the best scenarios for your projects. Then connect accounting actuals for real-time updates to budgets for reforecasting and spreading variances.

**Manage and communicate value**
ARGUS Developer provides a consistent platform for analyzing development projects and communicating them to investors and lenders. Create advanced investment structures that optimize the equity structures and update investors on their projected returns through the life of the project.

**Gain clarity into your projects**
Organize your development project’s costs, timing and assumptions in one place. Quick access to all the information and instant reports with changing assumptions provides the peace of mind that you need. Once the project is underway, gain unprecedented visibility into your project’s performance.
**Development Projects** (Defining the Project)

- Cash flow modeling of commercial, retail, residential and operated assets projects
- Accurate calculations with costs and receipts linked to development stages that are linked to each phase.
- Discounted cash flow reports with calculated IRR and NPV.
- Sensitivity analysis fluctuation up to six different models simultaneously with up to 15 step changes in each variable.
- Comprehensive reports and dynamic KPI dashboards.
- Excel™ based Analysis Report for advanced dashboards, analysis and presentations.

**Structured Financing** (Defining the Investment Structures)

- Unlimited number of debt and equity financing structures down to individual phase levels.
- Advanced equity returns modeling with waterfall return structures and IRR lookbacks.
- Visual models of investment structures for easy reporting and analysis.
- Model structures based on phases, costs, coverage ratios and more.
- Sophisticated investor reports and summaries.

**Development Snapshot** (Executing the Project)

- Monitor actuals to budget
- Integrations of actuals with accounting systems with easy chart of accounts mapping
- Easy reforecasting based on up-to-date actuals
- Instant KPI updates with integrated actuals.
- Role-based security

For over 25 years, ARGUS Software has led the commercial real estate industry and served clients in over 60 countries. By developing exclusively for this industry, we consistently ensure our products support your ability to stay ahead of your competitors. At ARGUS Software, we strive to provide clients with solutions that are globally relevant, easy to use and save valuable time and money. For further information, visit argussoftware.com.