

KEL delta⁷

Provides all that you need for development appraisal and analysis

KEL Delta is a powerful development appraisal program which is equally capable of dealing with single unit developments or large multi-phased mixed-use projects.

Easy to use

Our careful design and simple intuitive screens allow you to learn to use this program in the shortest possible time.

Flexible

Three simple screens allow you to enter basic project data for quick and accurate analysis. Further screens can be brought into use as more detailed information becomes available.

Informative

A wide range of pre-formatted reports including sensitivity analysis can be printed, directly emailed, exported to Microsoft Excel, Microsoft Word or as a pdf file.

Transparent

Live results are displayed constantly onscreen. You can easily page through your appraisal to see all its components, and instantly see the effect of any changes.



KEL Delta functionality

■ features only available in KEL DeltaPlus

Calculations

All data entry automatically generates multiple realtime cashflows, the profiles of which can be user controlled

Allows the user to edit the monthly cash profiles or monitor projects using actual data

Calculates profit from a known price or price from a target profit

Calculates profit and price from a target IRR

Appraisal

Allows a virtually unlimited mixture of units whether for rental or sale

Key cost and income headings can be expanded to show greater detail

Each unit/phase can have its own construction, letting and sale timetable

Elements of the project can utilise separate cost profiles; either straight line or S-curve distribution

The cash flows for each construction phase and for principal costs can be manually edited/monitored

The Unit Manager enables copying and re-ordering of units

Multiple loans allow flexible draw-down and profit share options

Calculates IRR on net equity

Default settings allow the user to standardise a large range of appraisal start values such as interest, discount and inflation rates, VAT rules, fees, builders' retention and cost profile weighting

Templates enable users to standardise their development profile as a starting point for new projects. They also serve as an aide-memoire to ensure that aspects of a project are not overlooked

Reporting

A wide range of reports is available in formats including Crystal Reports, Microsoft Word, Microsoft Excel and pdf files

1, 2 or 3 dimensional sensitivity analysis displays up to 125 potential variations – enhanced by the ability to vary the parameters for only selected elements of the project

Project cash flow can be exported to KEL Sigma for a combined development and investment analysis

Results from multi-staged projects are broken down to provide profit and residual value for each phase or unit

Reports can include your company logo

Help

Wherever you are in the program, pressing the F1 key will display context sensitive guidance and tips

The help menu offers a full manual as well as a step-by-step tutorial



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