

Prepare your first model run

A two-page checklist for the assumptions, software and review steps behind a data center financial case.

1. Check the fit

☐ Desktop Excel

Use Microsoft Excel 2019 or Microsoft 365 on desktop. Do not assume equivalent behavior in browser Excel, Google Sheets or another spreadsheet application.

☐ Analyst-led use

Be comfortable working with assumptions, monthly cash flows and financing terms. Plan to review the manual and the worked example before entering a live case.

☐ Scope

The financial model produces pre-corporate-tax metrics. Its optional VAT module is a simplified cash-flow treatment, not a complete tax model.

☐ Operating steps

Allow for manual value transfers and construction-interest convergence. Native sensitivity tables do not re-converge frozen interest for every table result.

2. Assemble the project inputs

☐ Identity and timing

Project name; start date; currency; scenario label; construction phases; opening dates; stabilization assumptions; intended exit month.

☐ Power and operating capacity

Supported capacity, utilization and the energy-cost assumptions needed by the input map. Keep dates and units consistent with the construction and leasing schedules.

☐ Capital expenditure

Budget line items, cost sources and monthly construction spending. Separate an estimate from a contractor commitment; record what is included in each number.

☐ Commercial contracts

Tenant or contract identifier, contracted kW, start month, lease term, rent per kW per month and annual escalation. Label provisional assumptions clearly.

Make the inputs reviewable

Keep an identifiable source and a clear status behind each material assumption.

3. Prepare the financial assumptions

☐ Operating costs

Utilities, maintenance, staffing, security, insurance, property tax, administration, management fees, recoveries and vacancy, with units and growth assumptions.

☐ Construction financing

Loan-to-cost limits, senior and mezzanine terms, interest rates, fees and whether interest is paid currently or capitalized.

☐ Permanent debt and exit

Takeout timing, rate, amortization or interest-only period, LTV, DSCR and debt-yield constraints; exit cap rate and selling costs.

☐ Sources and status

For every material input, retain the source, date, owner and status: estimate or confirmed. Obtain qualified advice for transaction-specific tax, legal and engineering issues.

4. Establish a reviewable first run

☐ Preserve the example

Save an untouched original and a separate working copy. Give each run a name, date and version so that later edits are traceable.

☐ Reconcile the imports

Check start date, currency, units and the source checks before accepting transferred values. A pasted block is a snapshot; it will not update itself.

☐ Converge and check

After changes affecting funding, repeat the documented frozen-interest procedure. Review the Checks sheet and investigate errors before using the dashboard.

☐ Record the result

Keep assumptions and limitations with the output. A green check status tests built-in conditions; it does not independently validate the investment case.

Package fit: use the financial offer with externally prepared inputs in its required format. The suite adds site, power, CapEx and comparison workbooks. Read the exact inventory before purchase.