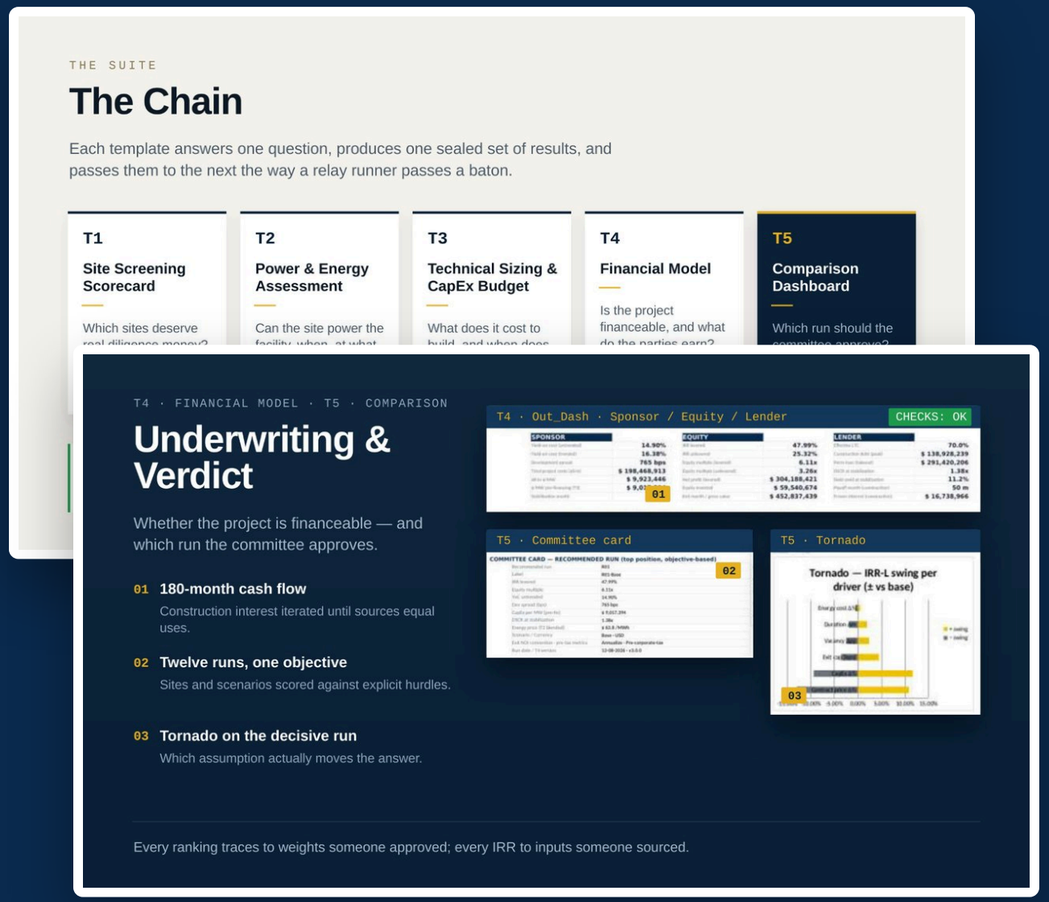
EXPERT PRO
EXPERTOS EN PROYECTOS

PRODUCT PREVIEW · GUIDED TOUR

Data Center Project Finance Suite

Five Excel models that carry a data center project from a list of candidate sites to a signed investment decision.

5 models · 6 manuals | 120-month energy plan | 180-month underwriting | Up to 12 runs compared



Illustrative demonstration data from the worked example. Not investment advice. 10 pages.

THE SUITE

The Chain

Each template answers one question, produces one sealed set of results, and passes them to the next the way a relay runner passes a baton.

T1

Site Screening Scorecard

Which sites deserve real diligence money?

`Development lead`

T2

Power & Energy Assessment

Can the site power the facility, when, at what cost?

`Energy analyst`

T3

Technical Sizing & CapEx Budget

What does it cost to build, and when does cash leave?

`Cost engineer`

T4

Financial Model

Is the project financeable, and what do the parties earn?

`Financial modeler`

T5

Comparison Dashboard

Which run should the committee approve?

`Committee secretary`

`CHECKS: OK` A downstream template only consumes a sealed handoff — values exported while the upstream checks panel read OK, pasted with a timestamped header, never linked between files.

T1 · SITE SCREENING SCORECARD

Site Screening

Which candidate sites deserve real diligence money.

01 Five weighted categories

Strategy encoded as numbers, and they must sum to 100%.

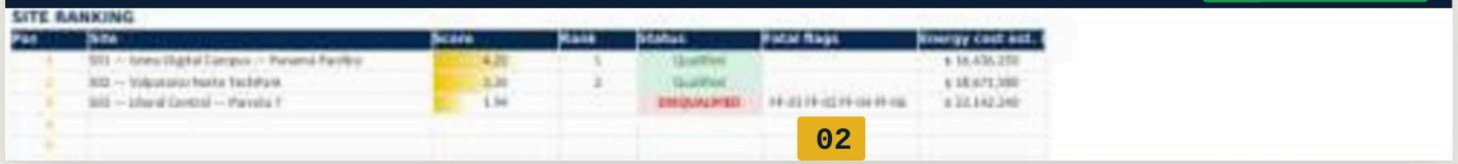
02 Six fatal flags

A site can be disqualified before it is ever scored.

03 Ranked survivors

Category radar profiles the shortlist side by side.

Out_Dashboard · Site ranking — CHECKS: OK



Inp_Project · Weights

CATEGORY WEIGHTS (must sum 100% — CHK-T1-01)

Power	35.0%
Land & Environment	20.0%
Connectivity	15.0%
Water & Cooling	15.0%
Market & Incentives	15.0%
Sum of weights	**100.0%**

01

Out_Dashboard · Radar



Istmo Digital Campus · demo dataset

4.23

Winning weighted score, out of 5

3

Fatal flags that disqualified site S03

T2 · POWER & ENERGY ASSESSMENT

Power & Energy

Whether the site can power the facility you want to build — when, and at what cost per MWh.

Out_EnergyPlan · KPIs, active scenario

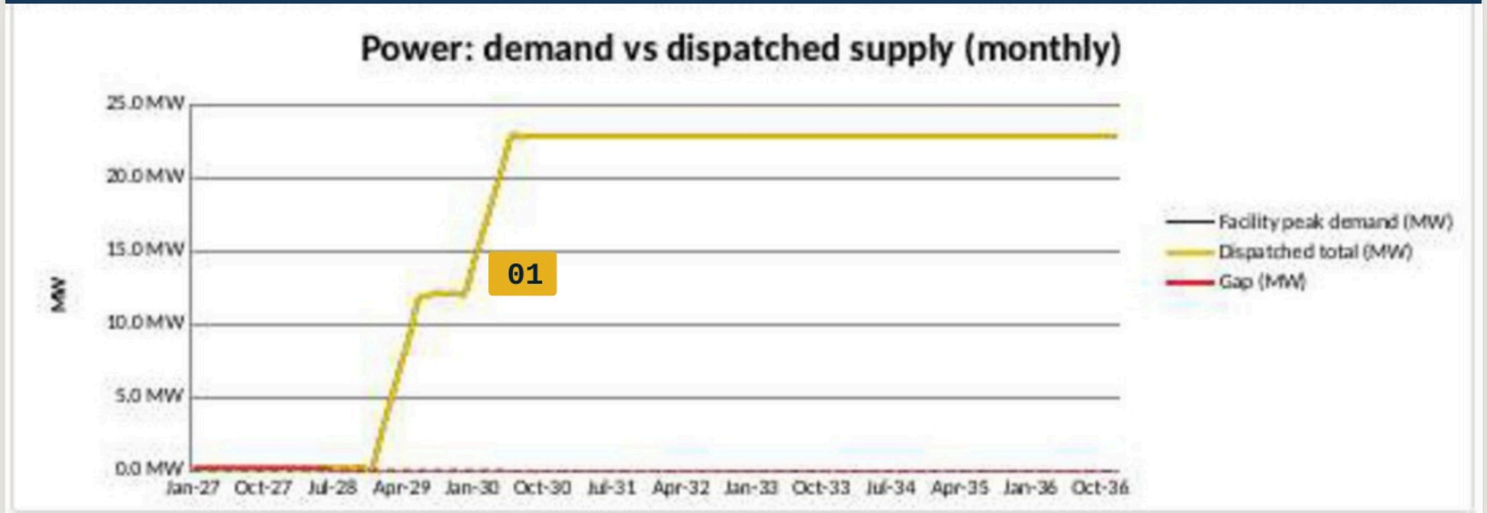
CHECKS: OK

KPIs — ACTIVE SCENARIO

Scenario	Total energy (10 yr)	Total energy cost (10 yr)	Blended price - yr 1	Equiv billed - yr 1
Base	1,083.1 GWh	$ 73,110,805	$ 65.7 /MWh	$ 41 /kW/mo

PUE effective (self-check, last month)	Water (10 yr)	Emissions (10 yr)	First gap-free month	Max facility peak
1.50	73,551,203 m3	73,713,464 t	19 m	22.8 MW

Wkg_Supply_Gap · 120 months



01 120 months of demand vs supply

Every hall energization, month by month.

02 Merit-order dispatch

PPA, grid and generation, priced in order.

03 Gap months surface early

Before a single budget line is written.

CapEx & Schedule

What it costs to build, and when the money leaves the bank.

01 32 budget lines

Each with a start month, end month and curve.

02 An S-curve that reconciles

Monthly disbursement closes to the cent.

03 $/MW you can benchmark

Against a sourced market band, not a guess.

Out_Budget · Summary — CHECKS: OK

BUDGET SUMMARY

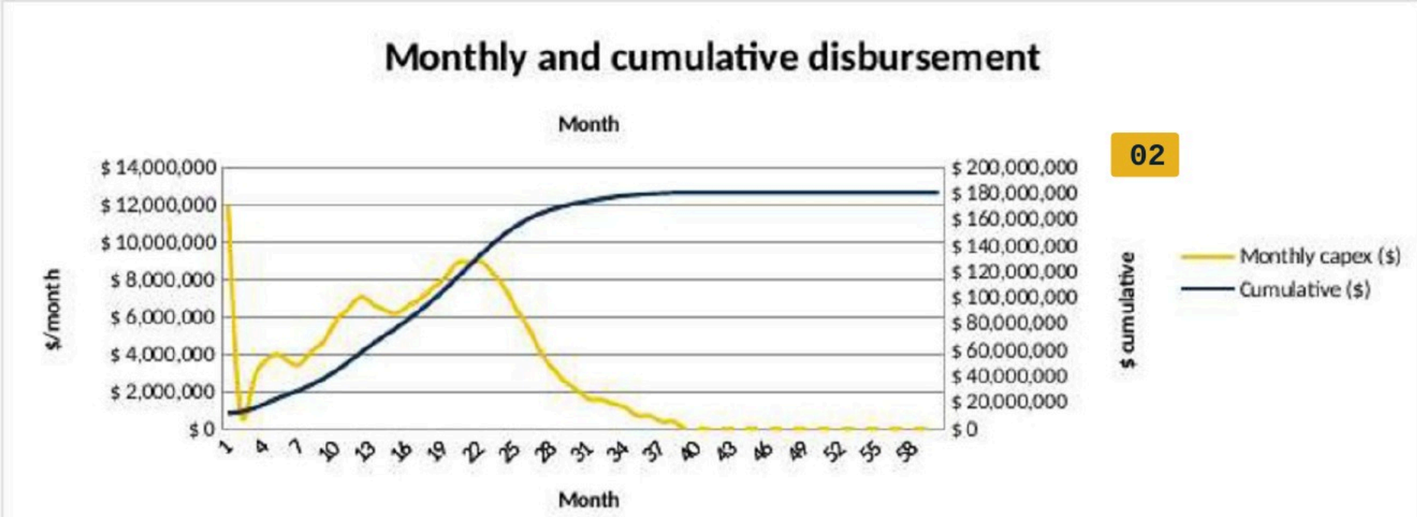
01

Category	Amount	% of total	$/MW IT (pre-financing
Land	$ 11,300,000	6.3%	$ 565,023
Hard costs	$ 144,696,400	80.2%	$ 7,235,109
Soft costs	$ 24,344,265	13.5%	$ 1,217,262
TOTAL (pre-financing)	**$ 180,340,665**	100.0%	**$ 9,017,394**

capex_per_it_mw — PRE-FINANCING basis (excl	**$ 9,017,394**
capex_per_sqm (gross)	$ 12,881
Contingency % of hard	5.0%

03

Out_Budget · Disbursement curve



02

T4 · FINANCIAL MODEL · T5 · COMPARISON

Underwriting & Verdict

Whether the project is financeable — and which run the committee approves.

01 **180-month cash flow**

Construction interest iterated until sources equal uses.

02 **Twelve runs, one objective**

Sites and scenarios scored against explicit hurdles.

03 **Tornado on the decisive run**

Which assumption actually moves the answer.

T4 · Out_Dash · Sponsor / Equity / Lender — CHECKS: OK

SPONSOR		EQUITY		LENDER	
	14.90%		47.99%		70.0%
	16.38%		25.32%		$ 138,928,239
	765 bps		6.11x		$ 291,420,206
	$ 198,468,913		3.26x		1.38x
	$ 9,923,446		$ 304,188,421		11.2%
	$ 9,01		$ 59,540,674		50 m
			$ 452,837,439		$ 16,738,966

01

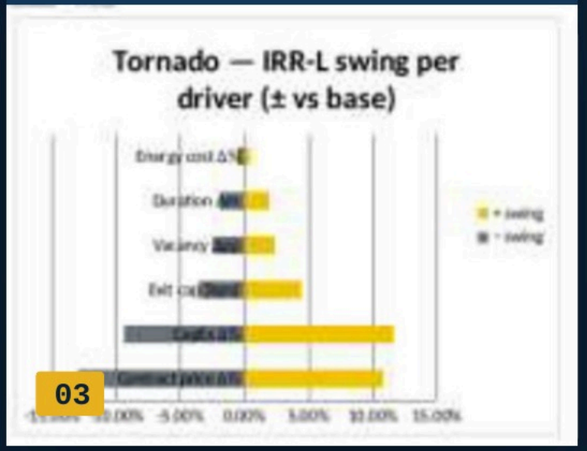
T5 · Committee card

COMMITTEE CARD — RECOMMENDED RUN (top position, objective-based)

	R01
	R01-Base
	47.99%
	6.11x
	14.90%
	765 bps
	$ 9,057,394
	1.38x
	$ 63.8 /MWh
	Base - USD
	Annualize - Pre-corporate-tax
	12-08-2026 - v3.0.0

02

T5 · Tornado



03

Every ranking traces to weights someone approved; every IRR to inputs someone sourced.

T4 · FINANCIAL MODEL

Three panels, because three bars must clear at once

Out_Dash speaks Sponsor, Equity and Lender at the same time, above a gold legend band that states the conventions.

14.90%

Yield on cost, untrended

Sponsor: 765 bps over the 7.25% stabilization cap

9,923,446

All-in $/MW

Sponsor: against T3's 9,017,394 — the cost of money

47.99%

Levered IRR

Equity: unlevered 25.32%; the spread is what leverage rents

6.11x / 3.26x

Equity multiples

Equity: net profit $304M on $59.5M invested

$291.4M

Permanent takeout

Lender: DSCR 1.38x vs a 1.30 covenant, debt yield 11.2%

$16.7M

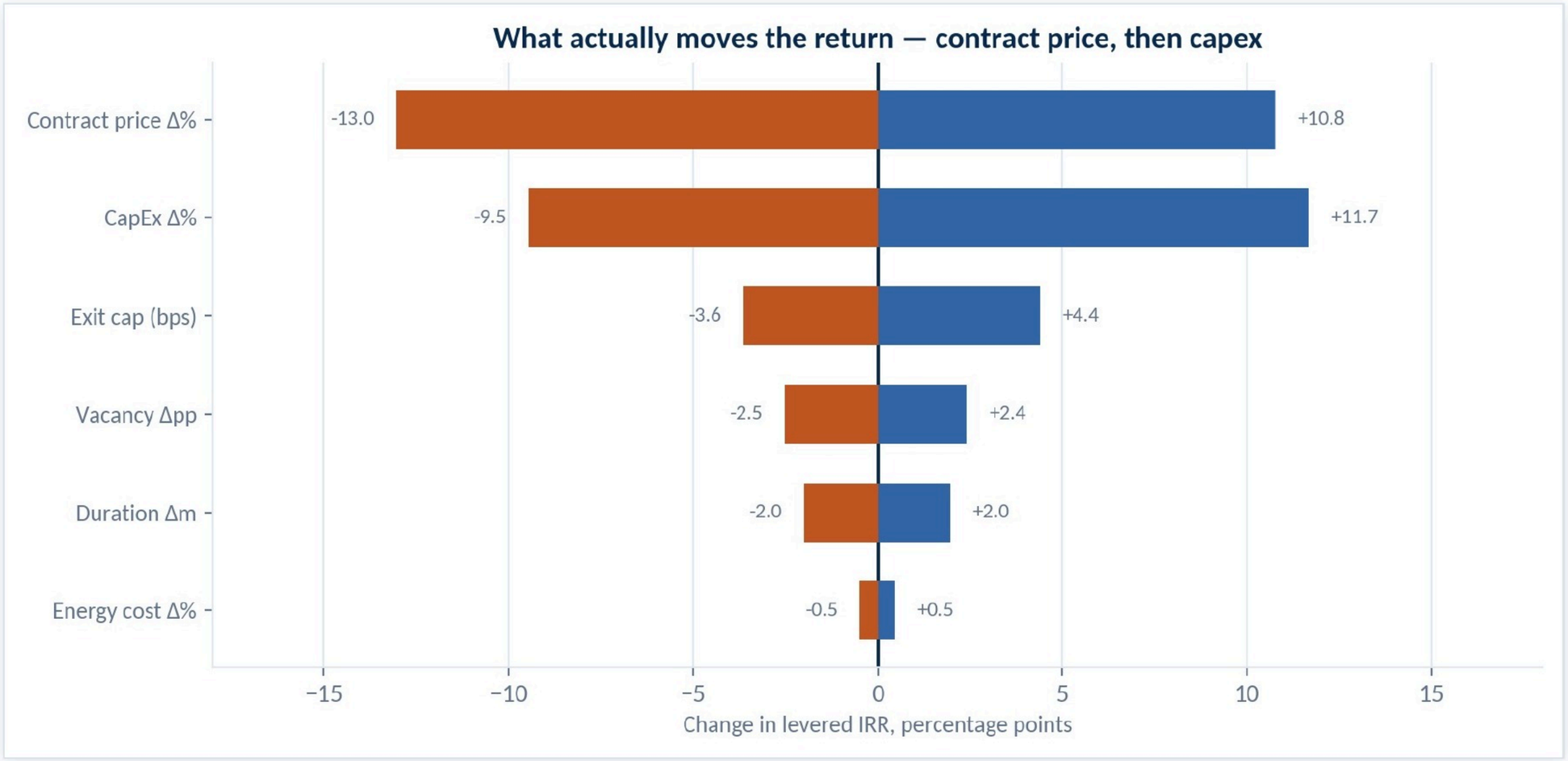
Frozen interest

Lender: the number that made sources meet uses

T5 · COMPARISON DASHBOARD

What actually moves the return

Six drivers, ranked by how far they move the levered IRR. Two of them matter far more than the other four.



Tornado of driver impacts on levered IRR, from the delivered demo run.

WHAT YOU RECEIVE

What is in the download

Format: Excel + ZIP.

XLSX	Five workbooks: T1 site screening, T2 power & energy, T3 CapEx budget, T4 financial model, T5 comparison
PDF	Data Center Suite Master Guide
PDF	Five user manuals, one per workbook
DEMO	A worked demonstration case loaded in every workbook

Before you buy

- Desktop Excel 2019 or Microsoft 365.
- Workbooks pass results as pasted values through sealed handoffs; they are not linked or synchronised automatically.
- Construction interest is closed by a documented manual update in T4.
- Metrics are pre-corporate-tax; the long Practitioner Guide and Handbook are separate products.

Every workbook opens on the complete worked example, so you can follow the finished answer before entering your own data.

WHO BUILT IT

Built by the ExpertPro team

ExpertPro builds the financial and decision infrastructure behind capital projects, at the intersection of project finance, engineering economics and data.

7	100+	15+	50+
senior specialists	years of combined experience	professional certifications	delivered projects

The team

- Project finance and public-private partnerships, PMP® and APMG CP3P® certified
- Data architecture and data science, led by a mathematician
- Process automation and governance, with more than twenty years in banking
- Information security and compliance: ISO/IEC 27001 Lead Auditor and CEH
- Enterprise systems integration and machine-learning engineering

Every model

- Built to the FAST Standard 02c: Flexible, Appropriate, Structured, Transparent
- No macros and no hidden logic; one formula per calculation row
- A documented source and status behind every input
- A checks panel that must read green before results leave the workbook
- A complete user manual and a worked demonstration case

Master's degrees in industrial engineering, information technology and business, a degree in mathematics, and programmes from MIT (applied AI) and HarvardX (data science). Delivery in five Latin American countries, across energy and utilities, transport, logistics, agroindustry and healthcare.