

# INVESTMENT APPRAISAL TECHNIQUES

Capital Budgeting is a technique for evaluating big investment projects. These are utilized by the entrepreneurs in deciding whether to invest in a particular asset or not.

## VARIOUS TECHNIQUES

### Discounted Cash Flow Criteria

- ✓ **Net Present Value** : Present value of all the future cash flows whether negative (expenses) or positive (revenues) are calculated and added.
- ✓ **The benefit to cost ratio** : Present value of future cash flows is calculated and a ratio of this sum to the initial outlay is seen.
- ✓ **Internal Rate of Return** : IRR is found out by equating the NPV equal to 0 with an unknown variable as the discounting rate.

### Non Discounted Cash Flow Criteria

- ✓ **Payback period** : No discounting of cash flow comes into play. It is the period during which the initial outlay is covered by the revenues.
- ✓ **Accounting rate of return** : The ratio of profit after tax and book value of an investment is calculated.

# Capital Investment Appraisal Techniques

**Camilla Rothe**



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