

CHAPTER

5

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NET PRESENT VALUE AND OTHER INVESTMENT CRITERIA

Topics Covered

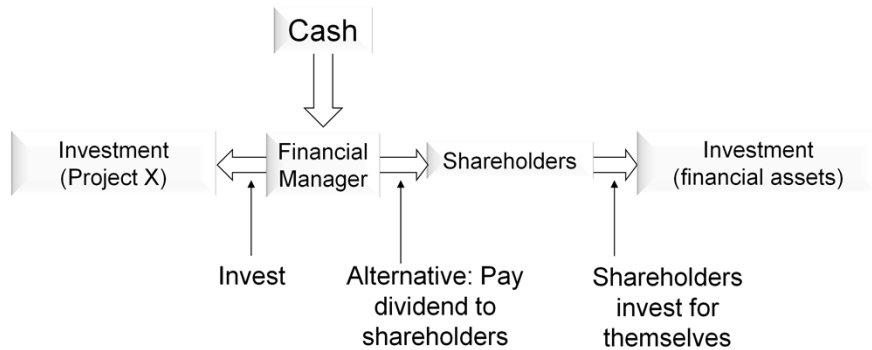
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- A Review of The Basics
- Payback
- Internal (or Discounted-Cash-Flow) Rate of Return
- Choosing Capital Investments When Resources Are Limited

NPV and Cash Transfers

5-3

- Every possible method for evaluating projects impacts the flow of cash about the company as follows.



Three Points to Remember about N

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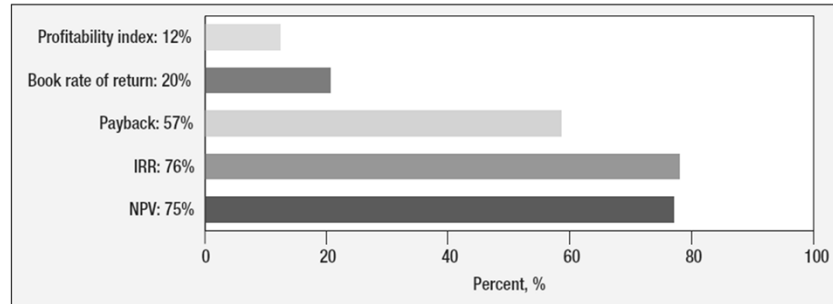
1. A dollar today is worth more than a dollar tomorrow
2. Net present value depends solely on the *forecasted cash flows* from the project and the *opportunity cost of capital*
3. Since present values are all measured in today's dollars, you can add them up

$$NPV(A + B) = NPV(A) + NPV(B)$$

CFO Decision Tools

5-5

Survey Data on CFO Use of Investment Evaluation Techniques



SOURCE: Graham and Harvey, "The Theory and Practice of Finance: Evidence from the Field," *Journal of Financial Economics* 61 (2001), pp. 187-243.

Book Rate of Return

5-6

Book Rate of Return - Average income divided by average book value over project life. Also called accounting rate of return.

$$\text{Book rate of return} = \frac{\text{book income}}{\text{book assets}}$$

Managers rarely use this measurement to make decisions. The components reflect tax and accounting figures, not market values or cash flows.

Payback

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- The payback period of a project is the number of years it takes before the cumulative forecasted cash flow equals the initial outlay.
- The payback rule says only accept projects that “payback” in the desired time frame.
- This method is flawed, primarily because it ignores later year cash flows and the present value of future cash flows.

Payback

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Example

Examine the three projects and note the mistake we would make if we insisted on only taking projects with a payback period of 2 years or less.

Project	C_0	C_1	C_2	C_3	Payback Period	NPV@10%
A	-2000	500	500	5000		
B	-2000	500	1800	0		
C	-2000	1800	500	0		

Payback

5-9

Example

Examine the three projects and note the mistake we would make if we insisted on only taking projects with a payback period of 2 years or less.

Project	C_0	C_1	C_2	C_3	Payback Period	NPV@10%
A	-2000	500	500	5000	3	+2,624
B	-2000	500	1800	0	2	-58
C	-2000	1800	500	0	2	+50

Internal Rate of Return

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Internal Rate of Return (IRR) - Discount rate at which NPV = 0

Internal Rate of Return Rule - Invest in any project offering a rate of return that is higher than the opportunity cost of capital

$$\text{Rate of return} = \frac{\text{payoff}}{\text{investment}} - 1$$

Internal Rate of Return

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Example

You can purchase a turbo powered machine tool gadget for \$4,000. The investment will generate \$2,000 and \$4,000 in cash flows for two years, respectively. What is the IRR on this investment?

Internal Rate of Return

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Example

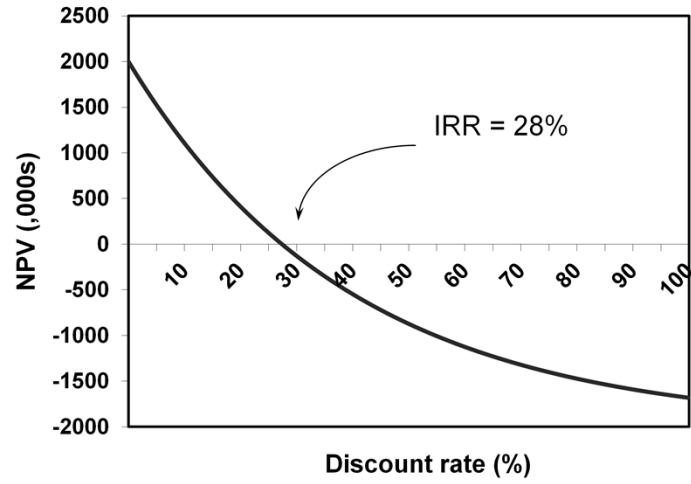
You can purchase a turbo powered machine tool gadget for \$4,000. The investment will generate \$2,000 and \$4,000 in cash flows for two years, respectively. What is the IRR on this investment?

$$\text{NPV} = -4,000 + \frac{2,000}{(1 + \text{IRR})^1} + \frac{4,000}{(1 + \text{IRR})^2} = 0$$

$$\text{IRR} = 28.08\%$$

Internal Rate of Return

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Internal Rate of Return

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Pitfall 1 - Lending or Borrowing?

- With some cash flows (as noted below), the NPV of the project increases as the discount rate increases
- This is contrary to the normal relationship between NPV and discount rates

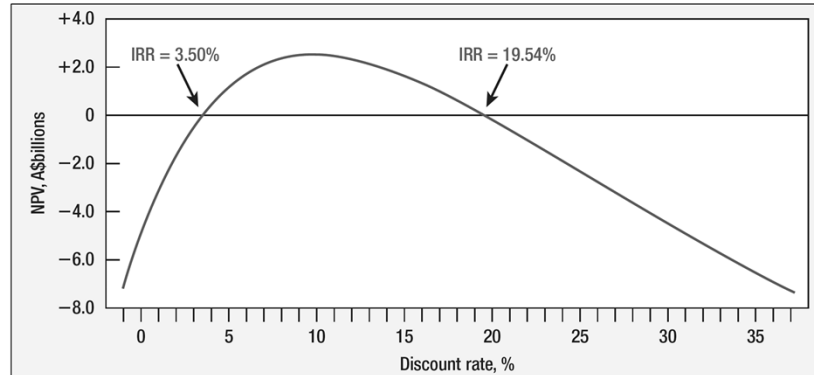
Project	C_0	C_1	IRR	NPV @10%
A	-1,000	+1,500	+50%	+364
B	+1,000	-1,500	+50%	-364

Internal Rate of Return

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Pitfall 2 - Multiple Rates of Return

- Certain cash flows can generate $NPV = 0$ at two different discount rates
- The following cash flow generates $NPV = \$A\ 253$ million at both IRR% of +3.50% and +19.54%.



Internal Rate of Return

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Pitfall 2 - Multiple Rates of Return

- It is possible to have a zero IRR and a positive NPV

Project	C_0	C_1	C_2	IRR	NPV @10%
C	+1,000	+3,000	+2,500	None	+339

Internal Rate of Return

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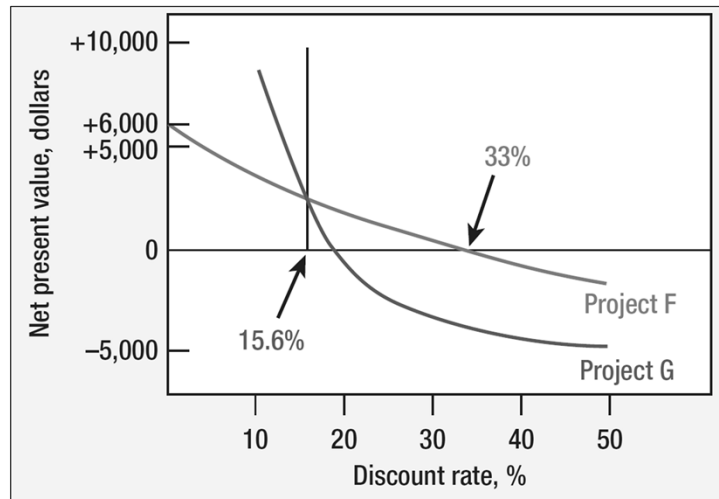
Pitfall 3 - Mutually Exclusive Projects

- IRR sometimes ignores the magnitude of the project
- The following two projects illustrate that problem

Project	C_0	C_1	IRR	NPV @10%
D	-10,000	+20,000	100%	+8,182
E	-20,000	+35,000	+75%	+11,818

Internal Rate of Return

Pitfall 3 - Mutually Exclusive Projects



Internal Rate of Return

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Pitfall 4 – What Happens When There Is More than One Opportunity Cost of Capital

- Term structure assumption
- We assume that discount rates are stable during the term of the project
- This assumption implies that all funds are reinvested at the IRR
- This is a false assumption

Capital Rationing

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Capital Rationing - Limit set on the amount of funds available for investment

Soft Rationing - Limits on available funds imposed by management

Hard Rationing - Limits on available funds imposed by the unavailability of funds in the capital market

Profitability Index

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- When resources are limited, the profitability index (PI) provides a tool for selecting amongst various project combinations and alternatives
- A set of limited resources and projects can yield various combinations
- The highest weighted average PI can indicate which projects to select

Profitability Index

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Cash Flows (\$ millions)

Project	C_0	C_1	C_2	NPV@10%
A	-10	+30	+5	21
B	-5	+5	+20	16
C	-5	+5	+15	12
D	0	-40	+60	13

Profitability Index

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Cash Flows (\$ millions)

Project	Investment (\$)	NPV (\$)	Profitability Index
A	10	21	2.1
B	5	16	3.2
C	5	12	2.4
D	0	13	0.4

$$\text{Profitability index} = \frac{\text{NPV}}{\text{investment}}$$

Profitability Index

5-24

$$\text{Profitability index} = \frac{\text{NPV}}{\text{investment}}$$

Example

We only have \$300,000 to invest. Which do we select?

Project	NPV	Investment	PI
A	230,000	200,000	1.15
B	141,250	125,000	1.13
C	194,250	175,000	1.11
D	162,000	150,000	1.08

Profitability Index

5-25

Example - continued

Project	NPV	Investment	PI
A	230,000	200,000	1.15
B	141,250	125,000	1.13
C	194,250	175,000	1.11
D	162,000	150,000	1.08

Select projects with highest weighted average PI

$$\begin{aligned} \text{WAPI(BD)} &= 1.13 \times \left(\frac{125}{300}\right) + 1.08 \times \left(\frac{150}{300}\right) + 0.0 \times \left(\frac{25}{300}\right) \\ &= 1.01 \end{aligned}$$

Profitability Index

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Example - continued

Project	NPV	Investment	PI
A	230,000	200,000	1.15
B	141,250	125,000	1.13
C	194,250	175,000	1.11
D	162,000	150,000	1.08

Select projects with highest weighted average PI

$$\text{WAPI (BD)} = 1.01$$

$$\text{WAPI (A)} = 0.77$$

$$\text{WAPI (BC)} = \mathbf{1.12}$$