

### **Question 2.6 – Right-Way**

Right-Way Stores is a chain of home improvement stores with 150 locations. Right-Way has identified an attractive site for a new store and Jim Smith, Director of Financial Planning, has been asked to prepare an analysis and make a recommendation for or against opening this proposed new store.

In preparing his analysis, Smith has determined that the land at the proposed site will cost \$500,000 and the new store will cost \$3.5 million to build. The building contractor requires full payment at the start of construction, and it will take one year to build the store. Right-Way will finance the purchase of the land and construction of the new building with a 40-year mortgage. The mortgage payment will be \$118,000 payable annually at year end. Fixtures for the store are estimated to cost \$100,000 and will be expensed. Inventory to stock the store is estimated to cost \$100,000. Concerned about the possibility of rising prices, the company expects to purchase the fixtures and inventory at the start of construction. Advertising for the grand opening will be \$50,000, paid to the advertising agency on retainer at the start of construction. The new store will begin operations one year after the start of construction.

Right-Way will depreciate the building over 20 years on a straight-line basis, and is subject to a 35% tax rate. Right-Way uses a 12% hurdle rate to evaluate projects. The company expects to earn after-tax operating income from the new store of \$1,200,000 per year.

#### **REQUIRED:**

1. What is Right-Way's total initial cash outflow? Show your calculations.
2. Calculate the annual expected cash flow from the proposed new store. Show your calculations.
3. Right-Way management evaluates new stores over a five-year horizon as management believes there is too much uncertainty after 5 years of operation. Calculate the Net Present Value (NPV) for the store for the first 5 years of operation. Show your calculations.
4. Based solely on your answer to C, would you recommend that Right-Way build this store? Explain your answer.
5. How would you use sensitivity analysis to test your confidence in the recommendation? No calculations are required.