Oxaide — Private desk

REF SAMPLE-dcf-audit • 2026-09-16

Subject: Sample dcf-audit

SAMPLE • FICTIONAL FIGURES • REAL FORMAT — not a live fact, judge the structure

Isolated computer per job • Uploads wiped 24h • Packs 90d • No source? Red flag. Wrong key claim? Full refund (hi@oxaide.com, 14d). Research, not advice.

Request

Sample brief — fictional figures, real format

Summary

DCF sanity check — SAMPLE pack

Tiny 5-year check of a fictional food company, all figures made up — 16 Sep 2026

SAMPLE • FICTIONAL FIGURES • REAL FORMAT. Every S$ and % below is fictional and marked (sample).

BOTTOM LINE UP FRONT

The sample DCF (cash-flow value method) for fictional SAMPLE Kopi Chain was rebuilt, checked, and fixed. Equity value is S$3,112,133 (sample), or S$3.11 per share (sample).

- WACC (blended cost of capital) rebuilt at 6.75% (sample): safe rate 2.50% (sample) + beta (market sensitivity) 1.00 (sample) × market premium 5.00% (sample), plus debt at 80/20 mix (sample).
- One timing slip traced to the cut-factor cells: Year 1 cash was left uncut. Fix lowered value by S$223,470 (sample), S$0.22 per share (sample).
- Sensitivity grid re-run: 9 cases plus a tie-out row. Value runs S$2.10 to S$4.90 per share (sample) across the grid.
- 5 issues found, all fixed in the attached workbook (sheet DCF_Model).

So what: the method now ties out, but most value sits in the far-future guess — see Honest gaps.

What the sample model says

Five-year path for SAMPLE Kopi Chain. Revenue runs S$1,000,000 to S$1,400,000 (sample) with a 15.00% (sample) EBIT (profit before interest and tax) margin. FCF (cash left after tax) equals profit after 17.00% (sample) tax; no capex or stock lines — kept tiny on purpose. Shares: 1,000,000 (sample).

Year	EBIT (S$)	FCF (S$)	Cut factor	Value today (S$)
1	S$150,000 (sample)	S$124,500 (sample)	0.9368 (sample)	S$116,631 (sample)
2	S$165,000 (sample)	S$136,950 (sample)	0.8776 (sample)	S$120,185 (sample)
3	S$180,000 (sample)	S$149,400 (sample)	0.8221 (sample)	S$122,824 (sample)
4	S$195,000 (sample)	S$161,850 (sample)	0.7702 (sample)	S$124,649 (sample)
5	S$210,000 (sample)	S$174,300 (sample)	0.7215 (sample)	S$125,753 (sample)

Item	Value
Value today of Year 1–5 cash	S$610,043 (sample)
Value today of terminal amount	S$2,702,091 (sample)
Enterprise value	S$3,312,133 (sample)
Less: net debt	S$200,000 (sample)
Equity value	S$3,112,133 (sample)
Value per share	S$3.11 (sample)

Detail lives in the attached workbook (sheet DCF_Model). Tiny S$1 (sample) gaps come from rounding.

WACC rebuilt

CAPM (market pricing model) gives cost of equity = safe rate + beta × market premium. WACC then blends equity with after-tax debt at 80.00% (sample) equity, 20.00% (sample) debt.

Input	Value	Basis
Safe rate (Rf)	2.50% (sample)	Illustrative; a live run uses the 10-year SGS (Singapore state bonds) yield
Beta	1.00 (sample)	Illustrative; moves with the company risk case
Market premium	5.00% (sample)	Illustrative; method follows the Damodaran table below
Pre-tax debt	4.50% (sample)	Illustrative loan rate
Tax rate	17.00% (sample)	Illustrative rate

Result: cost of equity 7.50% (sample), after-tax debt 3.74% (sample), WACC 6.75% (sample). Low/base/high beta cases give 5.95% / 6.75% / 7.55% (sample); see the attached workbook (sheet WACC_Check).

Off-by-one traced

The old sheet cut each year by (Year – 1), so Year 1 kept a factor of 1.0000 (sample) — no cut at all — and the terminal value was cut back 4 years instead of 5.

Cell	Was	Now
DCF_Model!E2:E6	Cut by ^(Year – 1)	Cut by ^Year
DCF_Model!F13	Terminal cut back 4 years	Cut back 5 years

Old enterprise value S$3,535,603 (sample) vs fixed S$3,312,133 (sample): overstatement S$223,470 (sample), S$0.22 per share (sample).

Sensitivity re-run

Equity value per share across WACC and long-run growth (g). Base case (6.75% (sample), 2.00% (sample)) sits between rows 1 and 2; its check row matches S$3.11 (sample).

WACC \ g	1.00% (sample)	2.00% (sample)	3.00% (sample)
6.00% (sample)	S$3.05 (sample)	S$3.74 (sample)	S$4.90 (sample)
7.00% (sample)	S$2.50 (sample)	S$2.94 (sample)	S$3.61 (sample)

WACC \ g	1.00% (sample)	2.00% (sample)	3.00% (sample)
8.00% (sample)	S$2.10 (sample)	S$2.41 (sample)	S$2.83 (sample)

Full 9-case table with equity values sits in the attached workbook (sheet Sensitivity).

Issues by cell

Cell	Issue	Fix
DCF_Model!E2:E6	Cut factor used Year – 1; Year 1 uncut	Use ^Year
DCF_Model!F13	Terminal value cut back 4 years, not 5	Use the Year-5 factor
WACC_Check!F2:F4	Debt cost used pre-tax 4.50% (sample); WACC read 6.90% (sample)	Use after-tax 3.74% (sample); WACC 6.75% (sample)
DCF_Model!F12	Growth applied twice in terminal numerator	Single (1 + g)
DCF_Model!F16	Net debt added to enterprise value	Subtract to reach equity

Honest gaps

- Cash flow is profit after tax only; real runs add asset buys, wear-and-tear, and stock movements.
- All inputs are illustrative (sample); a live run confirms the safe rate, beta, and debt cost against market quotes.
- The terminal value is about 81.60% (sample) of enterprise value, so small moves in growth or WACC shift the answer a lot — the grid above shows the range.
- No company checks were done: SAMPLE Kopi Chain is fictional, with no real UEN or owners.

Sources:

- Corporate Finance Institute — WACC Formula, Definition and Uses — https://corporatefinanceinstitute.com/resources/valuation/what-is-wacc-formula/
- Corporate Finance Institute — CAPM Formula — https://corporatefinanceinstitute.com/resources/valuation/what-is-capm-formula/
- NYU Stern (Damodaran) — Country Default Spreads and Risk Premiums — https://pages.stern.nyu.edu/~adamodar/New_Home_Page/datafile/ctryprem.html
- Live 10-year SGS yield omitted: the yield page did not return a readable quote during this run, so no live safe rate is cited.

SAMPLE — all figures fictional. Oxaide • UEN 201806463W • Research, not advice • REF SAMPLE-dcf-audit