01 / DECISION OVERVIEW

Executive decision brief

A concise output for an owner, operator or investment committee reviewing one proposed site and operating program.

SAMPLE STATUS

No site-specific conclusion or forecast. This template illustrates the finished report structure; every analytical field remains pending until evidence is supplied and reviewed.

Decision summary

Decision item	What the completed report will establish
Preliminary recommendation	[To be established] - proceed, revise, hold or decline, with reasons.
Confidence and critical condition	[To be established] - evidence strength and the issue most likely to change the decision.
Investment decision	Pending verified access, operating assumptions, development costs and market evidence.

Site and program snapshot

Report field	Status / final output
Location, parcel and area	[To be established] - verified property identity, parcel area and jurisdiction.
Proposed operating program	[To be established] - fuel, store, foodservice and any separately supported leased components.
Access and site constraints	[To be established] - frontage, turning movements, circulation, buildable area and critical constraints.
Basis and date of analysis	[To be established] - project inputs, data vintage and explicit scope.

The final brief connects the recommendation to the full study. It identifies which findings are sourced facts, derived estimates, client assumptions or missing evidence.

02 / ECONOMICS AND ACTION

What drives the decision

The financial summary presents the same assumptions and time basis used in the supporting analysis.

Key projected metrics

Metric	Year 1	Year 2	Year 3
Fuel volume and revenue	Pending	Pending	Pending
Store and foodservice revenue	Pending	Pending	Pending
Gross profit by operating stream	Pending	Pending	Pending
Supported owner lease income	Pending	Pending	Pending

The final output identifies monthly averages or annual totals consistently. Revenue and gross profit differ from NOI and net cash flow. A separate stabilized finance analysis may address NOI, debt coverage and yield on cost when commissioned and supported. Tenant sales are not owner income.

Evidence gaps that can change the result

Priority	Evidence required	Decision affected
Before a commitment	Parcel, zoning, access, utilities and environmental review	Whether the proposed use is deliverable
Before a forecast	Traffic, trade area, competition, capture and margin evidence	Operating demand and downside exposure
Before a return claim	Costs, lease terms, financing and owner income support	Investment cost and cash flow

Next steps in the commissioned report

1. Resolve critical site constraints and missing sources.
2. Reconcile the base case and stress-test material assumptions.
3. State the conditional recommendation and the checks required before closing.

OUTPUT BOUNDARY

Delivered as a report output. This sample contains no actual project analysis, software license, appraisal or guaranteed financial outcome.