

Warwick Villas Project No.2		Triplex Project	
Construction Commencement Date TBA			
Construction Time 6 mths (est)			
Base Data			
Land Cost (incl Stamp Duty)	Demolition & Services	Construction Cost	Total Cost (Excl Interest)
\$570,140	\$ 45,000	\$ 600,000	\$1,215,140
	Sale Price \$1,470,000	Sale Price \$1,560,000	
GST Paid	\$ 58,636	\$ 58,636	
GST Collected on Sale	\$81,805	\$ 89,987	
Net GST Cost	\$23,169	\$31,351	
Sales Commission %	2.20%	2.20%	
Sales Commission \$	\$32,340.00	\$34,320.00	
Interest Cost			
Rate - Owner or Pvte Synd	5%		
Rate - Domacom	5.5%		
LVR	60%		30%
Interest Estimate	\$ 13,390	\$ 5,012	
Cash/Equity Required	Own This Project Build & Hold Construction Period		
	40%		
Includes Interest	\$499,446		
	Invest in this Project		
	30%		
Includes Interest	\$855,610		
Market Rent			
Yield on Value	4.20%	4.20%	
Per Week per Villa	\$396	\$420	
Per Annum	\$61,740.00	\$65,520.00	

\$61,740

\$65,520

Project Costs

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Land Cost (incl Stamp Duty)	Demolition & Services	Construction Cost	Total Cost (Excl Interest)
\$570,140	\$45,000	\$600,000	\$1,215,140

Own this Project

Build & Hold		6 Month Construction Period	
Total Cost (Excl Interest)	Interest (60% Loan)	Total Cost (Incl Interest)	
\$1,215,140	\$13,390	\$1,228,530	
End Value (As Appraised)	Deposit Required (40% + Interest)	Profit/Equity Created (est)	Investment Return (on Cash/Equity)
\$1,470,000	\$499,446	\$241,470	48%
\$1,560,000	\$499,446	\$331,470	66%

Build & Hold		After Construction Completed	
End Value (As Appraised)	New Loan (80% LVR)	Payout Construction Loan	Deposit Recovered
\$1,470,000	\$1,176,000	\$742,474	\$433,526
\$1,560,000	\$1,248,000	\$742,474	\$505,526
End Value (As Appraised)	Estimated Market Rent	Rental Yield on Value	Rental Yield on Cost + Interest
\$1,470,000	\$61,740	4.20%	5.03%
\$1,560,000	\$65,520	4.20%	5.33%

Invest in this Project

Minimum \$50,000			
Build & Hold		6 Month Construction Period	
Total Cost (Excl Interest)	Interest (30% Loan)	Total Cost (Incl Interest)	
\$1,215,140	\$5,012	\$1,220,152	
End Value (As Appraised)	Cash Required (70% + Interest)	Profit/Equity Created (est)	Investment Return (on Cash)
\$1,470,000	\$855,610	\$249,848	29%
\$1,560,000	\$855,610	\$339,848	40%
End Value (As Appraised)	Estimated Market Rent	Rental Yield on Value	Rental Yield on Cost + Interest
\$1,470,000	\$61,740	4.20%	5.06%
\$1,560,000	\$65,520	4.20%	5.37%

Build & Sell			6 Month Construction Period	
End Value (As Appraised)	Total Cost (Incl Interest GST & Sell Fees)	Profit (est)	Cash Required (40% + Interest)	Investment Return (on Cash)
\$1,470,000	\$1,284,039	\$185,961	\$499,446	37%
\$1,560,000	\$1,294,201	\$265,799	\$499,446	53%

Minimum \$50,000				
Build & Sell			6 Month Construction Period	
End Value (As Appraised)	Total Cost (Incl Interest GST & Sell Fees)	Profit (est)	Cash Required (70% + Interest)	Investment Return (on Cash)
\$1,470,000	\$1,275,662	\$194,338	\$855,610	23%
\$1,560,000	\$1,285,823	\$274,177	\$855,610	32%

Management Fee	50000
	16.87%
	26.20%