

PROPERTY DEVELOPMENT FEASIBILITY STUDY

Development:	Ocean Dunes-Suites	page 1
Description:	20 Allotment Subdivision	08:37
Location:	King Island	Jan 20
Capital City:	Hobart	2020
Prepared By:	Devfeas Pty. Ltd.	File: Subdivision 20 Lots - Ocean Dunes

Feastudy 7.0 was used to prepare this feasibility study.

Licensed to Alan Lobato

Categorised Profit & Loss (Inclusive of GST) - Margin Scheme

Amounts are in \$'s

Income:	Development Sales	13,511,000	
	Lending Interest	156,508	
	Other	5,000	
	Less: GST Collected in Income	-501,455	13,171,054
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Less Development Costs:	Land Purchase Price	8,000,000	
	Stamp Duty Fees and Establishment Fees	355,185	
	Conveyancing Fees (Purchase)	24,000	
	Construction	85,725	
	Rates and Taxes	38,386	
	Selling Fees	540,440	
	Conveyancing Fees (Sale)	33,778	
	Other	6,500	
	Contingency Amount	181,680	
	Less: GST Input Tax Credits	-79,284	9,186,409
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Margin Before Interest			3,984,645
	Less Borrowing Interest		0
Profit Margin			3,984,645
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Total Development Cost			9,186,409
Internal Rate of Return			182.81%
Margin on Development Cost			43.38%
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GST collected in Income			501,455
GST Input Tax Credits			79,284
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Equity Amount :	6,732,615	(182.81% IRR on Equity)	
Margin on Equity :	3,984,645	(59.18% MoE)	
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Site Area :	45,000 square metres.		
Land Purchase Price per square metre :			178
Total Development Cost per square metre :			204
Development Sales Income per square metre :			300

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Itemised Profit & Loss (Inclusive of GST) - Margin Scheme

Amounts are in \$'s

Income:			
Development Sales			
Off the Plan Sales	13,511,000	13,511,000	
Rental Items		0	
Lending Interest		156,508	
Other Income Items			
Sale of Signboards	5,000	5,000	
Less: GST Collected in Income		-501,455	13,171,054
Less Development Costs:			
Land Purchase Price		8,000,000	
Stamp Duty on Transfer		355,185	
Stamp Duty on First Mortgage		0	
Finance Establishment Fee		0	
Conveyancing Fees (Purchase)		24,000	
Consultant Items			
Consultant Cost Item 1	0	0	
Construction Items			
Construction-Suites	85,725	85,725	
Leasing Fees		0	
Rates and Taxes Items			
Council Rates	9,519		
Water & Sewer	487		
Land Tax	28,380	38,386	
Selling Fees		540,440	
Conveyancing Fees (Sale)		33,778	
Other Costs Items			
Valuation Fee	6,500	6,500	
Contingency Amount		181,680	
Less: GST Input Tax Credits		-79,284	9,186,409
Margin Before Interest			3,984,645
Less Borrowing Interest			0
Profit Margin			3,984,645

Total Development Cost	9,186,409
Internal Rate of Return	182.81%
Margin on Development Cost	43.38%

GST collected in Income	501,455
GST Input Tax Credits	79,284

Equity Amount :	6,732,615	(182.81% IRR on Equity)
Margin on Equity :	3,984,645	(59.18% MoE)

Site Area :	45,000 square metres.	
Land Purchase Price per square metre :		178
Total Development Cost per square metre :		204
Development Sales Income per square metre :		300

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Categorised Profit & Loss (Valuer's Style) - Margin Scheme

Amounts are in \$'s

Income:	Development Sales	13,511,000	
	Lending Interest	156,508	
	Other	5,000	
	Less: GST Collected in Income	-501,455	13,171,054
Less :	Selling Fees	540,440	
	Conveyancing Fees (Sale)	33,778	
	Less: GST Input Tax Credits	-52,202	522,016
Gross Profit (Ex GST)			12,649,038
Profit & Risk Factor (Ex GST)	45.99%	(182.81% IRR)	3,984,645
Equity Amount :	6,732,615		(182.81% IRR on Equity)
Margin on Equity :	3,984,645		(59.18% MoE)
Less Development Costs :			
	Land Purchase Price	8,000,000	
	Stamp Duty Fees	355,185	
	Conveyancing Fees (Purchase)	24,000	
	Consultants Fees	0	
	Construction		
	Unescalated	85,000	
	Escalation	725	85,725
	Rates and Taxes		38,386
	Other		6,500
	Contingency Amount		181,680
	Less: GST Input Tax Credits		-27,082
	Sub-Total		8,664,393
	Borrowing Interest		0
Total Net Development Costs			8,664,393
GST Collected in Income			501,455
GST Input Tax Credits			79,284