

PROPERTY DEVELOPMENT FEASIBILITY STUDY

Development:	Bluewater View	page 1
Description:	Twenty Townhouse Units	11:59 AM
Location:	Double Bay, Sydney	Mar 8
Capital City:	Sydney	2024
Prepared By:	Devfeas Pty Ltd	File: ResidentialDevDemo2022

Feastudy was used to prepare this feasibility study.

Licensed to Devfeas Pty Ltd

Categorised Profit & Loss (Inclusive of GST) – Full Taxation

Amounts are in \$'s

Income:	Development Sales	13,600,000	
	Lending Interest	27,112	
	Other	1,000	
	Less: GST Collected in Income	-1,236,455	12,391,658
Less Development Costs:			
	Residual Land Value	1,798,630	
	Stamp Duty Fees	81,980	
	Conveyancing Fees (Purchase)	3,000	
	Consultants Fees	431,998	
	Construction	7,187,144	
	Rates and Taxes	40,163	
	Selling Fees	272,000	
	Conveyancing Fees (Sale)	8,000	
	Other	5,000	
	Contingency Amount	71,871	
	Less: GST Input Tax Credits	-888,877	9,010,910
Margin Before Interest			3,380,748
	Less Borrowing Interest		902,297
Profit Margin			2,478,450
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Total Development Cost			9,913,207
Internal Rate of Return			31.28%
Margin on Development Cost			25.00%
GST Collected in Income			1,236,455
GST Input Tax Credits			888,877
Peak Level of Debt:	7,742,021		(Occurs on October 2023)
Equity Amount:	1,293,679		(76.47% IRR on Equity)
Margin on Equity:	2,478,450		(191.58% MoE)
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Site Area:	10,000 square metres		
Land Purchase Price per square metre:			180
Total Development Cost per square metre:			991
Development Sales Income per square metre:			1,360
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Number of Dwellings:	20		
Total Development Cost per Dwelling:			495,660
Development Sales Income per Dwelling:			680,000

End of Categorised Profit & Loss (Inclusive of GST) – Full Taxation