

PROPERTY DEVELOPMENT FEASIBILITY STUDY

Development: Bluewater View
 Description: Twenty Townhouse Units
 Location: Double Bay, Sydney
 Capital City: Sydney
 Prepared By: Devfeas Pty Ltd
 Feasibility was used to prepare this feasibility study.

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 Mar 8
 2024
 File: ResidentialDevtdemo2022
 Licensed to Devfeas Pty Ltd

Itemised Costs Cashflow Report

Amounts are in \$'s

Period Number	1	24 months in Development			5	6	7	8	9	10	11	12	13	14	15	16	Subtotals
Month	2022 Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	2023 Sep	
Parcel One	5,000	15,000	100,000	100,000	100,000	1,478,630											1,798,630
Stamp Duty (Trans)						81,980											81,980
Stamp Duty (1st Mbrt)																	0
Finance Est. Fee (1st)																	0
Line Fee (1st Debt)																	0
Convey. (Purchasing)						3,000											3,000
Architect				63,890		90,510	69,534	5,324	96,774	11,161	11,161	11,161	11,161	11,161	11,161	11,161	404,162
Quantity Surveyor				5,000													5,000
First Stage						35,246	113,849	197,341	258,284	318,336	433,348	565,617	519,438	409,533	312,707	238,099	3,401,797
Second Stage									38,643	138,149	231,244	300,115	410,190	553,769	591,951	499,131	2,763,189
Council Rates						1,107									1,027		2,134
Water & Sewer						258									387		1,419
Land Tax						19,249			387			387					19,249
Selling Fees																	0
Convey. (Selling)																	0
Leasing Fees																	0
Valuation Fee	5,000																5,000
Contingency						352	1,138	1,973	2,969	4,565	6,646	8,657	9,296	9,633	9,047	7,372	61,650
GST Debits in Inc.																	0
Costs Before Interest	10,000	15,000	100,000	168,890	100,000	1,710,333	184,522	204,638	397,057	472,211	682,399	885,937	950,085	984,097	926,280	755,763	8,547,211
Borrowing Interest		121	122		937	8,050	8,223	15,276	21,182	28,042	42,283	56,720	72,158	88,323	103,742	116,665	561,845
Total Costs	10,000	15,121	100,122	168,890	100,937	1,718,383	192,745	219,915	418,239	500,253	724,682	942,657	1,022,243	1,072,419	1,030,021	872,429	9,109,056

Itemised Costs Cashflow Report continues on the next page

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Itemised Costs Cashflow Report (continued)

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Period Number	17	24 months in Development			21	22	23	24	Totals
Month	2023 Oct	Nov	Dec	Jan	Feb	Mar	Apr	2024 May	
Parcel One									1,798,630
Stamp Duty (Trans)									81,980
Stamp Duty (1st Mbrt)									0
Finance Est. Fee (1st)									0
Line Fee (1st Debt)									0
Convey. (Purchasing)									3,000
Architect	11,161	5,837	5,837						426,998
Quantity Surveyor									5,000
First Stage	184,469								3,586,266
Second Stage	366,083	269,636	201,970						3,600,878
Council Rates									2,134
Water & Sewer		387			387				2,322
Land Tax			16,458						35,707
Selling Fees		42,000	40,800	56,800	56,800	27,200	24,400	24,000	272,000
Convey. (Selling)		1,200	1,200	1,600	1,600	800	800	800	8,000
Leasing Fees									0
Valuation Fee									5,000
Contingency	5,506	2,696	2,020						71,871
GST Debits in Inc.		190,909	185,455	258,182	258,182	123,636	110,909	109,182	1,236,455
Costs Before Interest	567,218	512,666	453,739	316,582	316,969	151,636	136,109	134,111	11,136,241
Borrowing Interest	126,918	101,719	76,489	35,326					902,297
Total Costs	694,137	614,385	530,229	351,908	316,969	151,636	136,109	134,111	12,038,539

End of Itemised Costs Cashflow Report