168 Freemans Drive, Morisset

CONFIDENTIAL

Preliminary Feasibility - STAGE ONE

Mar 2019

EXPENSES	Total		Per Unit		GST inputs	
Land	$	870,000	$	217,500	$	79,091
Acquisition	$	37,000	$	9,250	$	215
Finance	$	217,921	$	54,480	$	8,326
Professional fees - subdivision	$	36,000	$	9,000	$	3,273
Professional fees - relocations	$	20,000	$	10,000	$	1,818
Subdivision works	$	100,000	$	25,000	$	9,091
Re-siting	$	240,000	$	120,000	$	21,818
Renovation	$	75,000	$	25,000	$	6,818
Contributions + LSL	$	54,000	$	13,500	$	-
Rates	$	5,000	$	1,250	$	-
Authority charges	$	12,000	$	3,000	$	-
Marketing + contracts	$	12,000	$	4,000	$	1,091
Project management	$	99,000	$	33,000	$	9,000
Contingency	$	25,000	$	8,333	$	2,273
Gross expenses	**$**	**1,802,921**	**$**	**450,730**	**$**	**63,723**
Less GST inputs	*$*	*67,203*	$	16,801	← *GST inputs includes GST on selling costs*	
Net Expenses	**$**	**1,735,718**	$	433,930		

REVENUE		Total		Per Unit		GST payable	
Property sales			4 sales				
1	Renovated existing dwelling	$	500,000	$	500,000	$	45,455
0	Vacant land 500m²	$	-	$	250,000	$	-
2	Renovated, re-sited house	$	1,000,000	$	500,000	$	90,909
1	Development lot 5279m²	$	700,000	$	700,000	$	63,636
Gross Realisation Value		**$**	**2,200,000**	**$**	**550,000**	**$**	**200,000**
Less GST on sales		*$*	*120,909*	$	30,227		
Less selling costs		*$*	*38,280*	$	9,570	$	3,480
Net Revenue		**$**	**2,040,811**	$	510,203		

Profit	**$**	**305,093**	**$**	**76,273**
Margin on cost		17.6%		