

# FEASIBILITY TEMPLATE

<b>PROJECT NAME:</b>	<b>FEASIBILITY EXAMPLE 1</b>
<b>DATE:</b>	22/04/24
<b>ADDRESS:</b>	1 North Street
<b>DEVELOPMENT PARTNER:</b>	PROPERTYSENSOR
<b>PREPARED FOR:</b>	FUNDING REQUEST
<b>VERSION:</b>	V1

REVENUE			TOTAL	\$ / UNIT
<b>GROSS REVENUE</b>	26	\$770,000	<b>\$20,020,000</b>	<b>\$20,020,000</b>
<b>Total Revenue</b>	26	<b>\$770,000</b>	<b>\$20,020,000</b>	<b>\$770,000</b>
<i>Less GST (Margin Scheme if applicable)</i>	10%	\$70,000	<b>\$1,820,000</b>	\$70,000
<b>Net Revenue</b>	26	<b>700,000</b>	<b>\$18,200,000</b>	<b>\$700,000</b>

EXPENSES				
<b>Land Price</b>	1,400	\$1,893	<b>\$2,650,000</b>	<b>\$101,923</b>
<b>Stamp Duty</b>	6.00%	Land Value	<b>\$159,000</b>	<b>\$6,115</b>
<b>Professional Fees</b>	5.00%	Construction	<b>\$390,000</b>	<b>\$15,000</b>
<b>Authority Fees &amp; Charges</b>	1	Input	<b>\$50,000</b>	<b>\$1,923</b>
<b>Headworks</b>	26	\$24,000	<b>\$624,000</b>	<b>\$24,000</b>
<b>Construction Costs</b>	26	\$300,000	<b>\$7,800,000</b>	<b>\$300,000</b>
<b>Contingency (5%)</b>	5%	Construction	<b>\$390,000</b>	<b>\$15,000</b>
<b>Marketing</b>	1.50%	GRV	<b>\$300,300</b>	<b>\$11,550</b>
<b>Development Management</b>	1.25%	\$20,020,000	<b>\$250,250</b>	<b>\$9,625</b>
<b>Legal &amp; Settlement Costs</b>	1	Input	<b>\$75,000</b>	<b>\$2,885</b>
<b>Sales Commissions</b>	2.20%	Gross Revenue	<b>\$440,440</b>	<b>\$16,940</b>
<b>Land Holding Costs</b>	1	\$30,000	<b>\$30,000</b>	<b>\$1,154</b>
<b>TOTAL DEVELOPMENT COST</b>			<b>\$13,158,990</b>	<b>\$506,115</b>

FUNDING				
<b>Equity - Required</b>		<b>35.00%</b>	<b>\$4,605,647</b>	
<b>Debt - Senior Bank</b>		<b>65.00%</b>	<b>\$8,553,344</b>	
<b>Interest Rate</b>		<b>9.50%</b>	<b>\$812,568</b>	
<b>Finance - Fees &amp; Charges</b>		<b>3.50%</b>	<b>\$299,367</b>	
<b>TOTAL FUNDING COSTS</b>			<b>\$1,111,935</b>	

PERFORMANCE				
<b>Development Profit</b>			<b>\$3,929,075</b>	
<b>Development Margin</b>		TARGET % >= 25%	<b>27.53%</b>	