RENOVATING FOR PROFIT

New Construction & Land Subdivision Feasibility

				SCENARIO 1	SCENARIO 2	SCENARIO 3	SCENARIO 4	SCENARIO 5	SCENARIO 6
				BUDGET	BUDGET	MEDIUM	MEDIUM	TARGET	TARGET
INCOMING REVENUE									
Property Re-Sale Price - Dwelling 1				$250,000	$260,000	$270,000	$280,000	$290,000	$300,000
Property Re-Sale Price - Dwelling 2				$250,000	$260,000	$270,000	$280,000	$290,000	$300,000
Property Re-Sale Price - Dwelling 3				$250,000	$260,000	$270,000	$280,000	$290,000	$300,000
Property Re-Sale Price - Dwelling 4				$250,000	$260,000	$270,000	$280,000	$290,000	$300,000
Property Re-Sale Price - Dwelling 5				$250,000	$260,000	$270,000	$280,000	$290,000	$300,000
Property Re-Sale Price - Dwelling 6				$260,000	$270,000	$280,000	$290,000	$300,000	$320,000
Property Re-Sale Price - Dwelling 7				$260,000	$270,000	$280,000	$290,000	$300,000	$320,000
Property Re-Sale Price - Dwelling 8				$300,000	$310,000	$320,000	$330,000	$340,000	$350,000
Property Re-Sale Price - Dwelling 9				$300,000	$310,000	$320,000	$330,000	$340,000	$350,000
Property Re-Sale Price - Dwelling 10				$300,000	$310,000	$320,000	$330,000	$340,000	$350,000
Sale of Demolition Items				$2,500	$2,500	$2,500	$2,500	$2,500	$2,500
Interest Earned (Buyer Deposit Cheque)				$480	$480	$480	$480	$480	$480
Interest Earned (Vendor Deposit Cheque)				$590	$590	$590	$590	$590	$590
Other Miscellaneous Income [1]				$0	$0	$0	$0	$0	$0
Other Miscellaneous Income [2]				$0	$0	$0	$0	$0	$0
Other Miscellaneous Income [3]				$0	$0	$0	$0	$0	$0
TOTAL INCOME:				**$2,673,570**	**$2,773,570**	**$2,873,570**	**$2,973,570**	**$3,073,570**	**$3,193,570**
PROPERTY ACQUISITION COSTS									
Purchase Price				$650,000	$650,000	$650,000	$650,000	$650,000	$650,000
Stamp Duty (On Purchase)				$23,458	$23,458	$23,458	$23,458	$23,458	$23,458
Government Fee's (Searches etc)				$360	$360	$360	$360	$360	$360
Legal Fee's				$2,600	$2,600	$2,600	$2,600	$2,600	$2,600
Legal Disbursements				$180	$180	$180	$180	$180	$180
Allowance for Council Rates				$563	$563	$563	$563	$563	$563
Allowance for Water Rates				$240	$240	$240	$240	$240	$240
Due Diligence Costs				$1,800	$1,800	$1,800	$1,800	$1,800	$1,800
Other Miscellaneous Costs [4]				$0	$0	$0	$0	$0	$0
Other Miscellaneous Costs [5]				$0	$0	$0	$0	$0	$0
TOTAL: PROPERTY ACQUISITION COSTS:				**$679,201**	**$679,201**	**$679,201**	**$679,201**	**$679,201**	**$679,201**
MORTGAGE / LOAN ESTABLISHMENT COSTS									
Loan Establishment Fee				$0	$0	$0	$0	$0	$0
Valuation Fee				$0	$0	$0	$0	$0	$0
Stamp Duty (On Mortgage)				$6,782	$6,782	$6,782	$6,782	$6,782	$6,782
Mortgage Insurance Fee				$0	$0	$0	$0	$0	$0
Mortgage Registration Fee				$100	$100	$100	$100	$100	$100
Mortgage Legal Fee's				$296	$296	$296	$296	$296	$296
Mortgage Discharge / Refinance Fee				$0	$0	$0	$0	$0	$0
Transfer of Registration Fee				$90	$90	$90	$90	$90	$90
Certificate of Title / Mortage Document Production Fee				$60	$60	$60	$60	$60	$60
Other Miscellaneous Costs [6]				$0	$0	$0	$0	$0	$0
Other Miscellaneous Costs [7]				$0	$0	$0	$0	$0	$0
TOTAL: MORTGAGE / LOAN ESTABLISHMENT COSTS				**$7,328**	**$7,328**	**$7,328**	**$7,328**	**$7,328**	**$7,328**
BANK MORTGAGE / HOLDING COSTS									
	Deposit Amount	Interest Rate	No of Months Property To Be Held						
Loan Repayment Costs	$520,000	8.75%	15	$56,875	$56,875	$56,875	$56,875	$56,875	$56,875
Other Miscellaneous Costs [8]				$0	$0	$0	$0	$0	$0
Other Miscellaneous Costs [9]				$0	$0	$0	$0	$0	$0
TOTAL: BANK MORTGAGE / HOLDING COSTS:				**$56,875**	**$56,875**	**$56,875**	**$56,875**	**$56,875**	**$56,875**
DEVELOPMENT APPLICATION COSTS									
Survey Costs for DA Survey				$1,850	$1,850	$1,850	$1,850	$1,850	$1,850
Architectual Fee's (to Development Approval Stage)				$36,000	$36,000	$36,000	$36,000	$36,000	$36,000
Council - DA Application Fee				$1,874	$1,874	$1,874	$1,874	$1,874	$1,874
Other Miscellaneous Costs [10]				$0	$0	$0	$0	$0	$0
Other Miscellaneous Costs [11]				$0	$0	$0	$0	$0	$0
TOTAL: DEVELOPMENT APPLICATION COSTS				**$39,724**	**$39,724**	**$39,724**	**$39,724**	**$39,724**	**$39,724**
CONSTRUCTION CERTIFICATE APPLICATION COSTS									
Architects Fee's (CC Drawings)				$23,500	$23,500	$23,500	$23,500	$23,500	$23,500
Structural Engineers Fee's				$12,000	$12,000	$12,000	$12,000	$12,000	$12,000
Hydraulic Engineers Fee's				$7,500	$7,500	$7,500	$7,500	$7,500	$7,500
Stamped Plans (Local Water Authority)				$230	$230	$230	$230	$230	$230