

**CRAWFORD PROPERTY DEVELOPERS HOUSES PORTFOLIO ANALYSIS**

REF	CITY	SUBURB	COMPLEX	TYPE	SIZE m2	VALUE	Adjusted Offer	AREA AVE. PRICE	House Size m2	Development Cost	House Sell Price	INPUT COST	Final ROI	ROI %
<b>STANDS</b>														
1	Pretoria	Kameeldrift	Pebble Rock Golf Village	Stand	842	R 600 000		R 2 295 000	253	R 1 908 439	R 2 295 000	R 869 794	R 289 921	40%
2	Pretoria	Akasia	The Orchards	Stand	494	R 395 000	R 340 000	R 1 350 000	167	R 1 117 890	R 1 350 000	R 587 780	R 143 707	30%
3	Pretoria	Olympus	Ajax Corner	Stand	461	R 673 000	R 650 000	R 2 370 000	242	R 1 953 026	R 2 024 126	R 1 003 078	R 259 406	32%
4	Pretoria		Country View Estate	Stand	789	R 856 000		R 3 100 000	284	R 2 612 952	R 3 100 000	R 1 244 464	R 365 286	36%
5	Pretoria	Mooikloof	Mooikloof Estate	Stand	342	R 630 000				<b>Information Outstanding</b>				
6	Pretoria	Wonderboom		Stand	443	R 495 000	R 430 000	R 1 515 000	150	R 1 264 671	R 1 515 000	R 629 903	R 187 747	36%
7	Pretoria	Roodeplaat Dam	Pebble Rock Golf Village	Stand	970	R 700 000		R 3 200 000	291	R 2 632 324	R 3 200 000	R 1 118 203	R 425 757	45%
8	Pretoria	Akasia	The Orchards	Stand		R 400 000		R 1 275 000		<b>Information Outstanding</b>				
9	Pretoria	Pretoria East	Savanah Country Estate	Stand	968	R 590 000		R 2 625 000	276	R 2 285 871	R 2 625 000	R 967 653	R 254 347	32%
10	Pretoria	Queenswood	STAND A	Sub div 2	1010	R 795 000		R 1 650 000	182	R 1 322 387	R 1 650 000	R 696 357	R 245 710	42%
			STAND B						182	R 1 322 387	R 1 650 000	R 696 357	R 245 710	42%
11	Pretoria	Pretoria (East The Groove)	Willow Park Manor	Stand	402	R 525 000		R 1 150 000		<b>Not Feasible Stand Price to High compared to Area Sell Price</b>				
12	Pretoria	Pretoria East	Savanah Country Estate	Stand	1000	R 595 000		R 2 625 000	270	R 2 226 300	R 2 625 000	R 985 528	R 299 025	37%
13	Pretoria	Pretoria East	Savanah Country Estate	Stand	551	R 490 000		R 2 625 000	289	R 2 227 216	R 2 625 000	R 904 115	R 298 338	40%
14	Pretoria	Pretoria East	Savanah Country Estate	Stand	868	R 540 000		R 2 625 000	260	R 2 215 524	R 2 625 000	R 915 979	R 307 107	40%
15	Pretoria	Capital Park		Stand	581	R 375 000		R 1 225 000		<b>Not Feasible Stand Price to High compared to Area Sell Price</b>				
16	Pretoria	Rietvlei	Rietvlei Ridge Country Estate	Stand	931	R 990 000	R 891 000	R 3 000 000	265	R 2 512 234	R 3 000 000	R 1 279 915	R 365 824	35%
17	Pretoria	Roodeplaat Dam	Pebble Rock Golf Village	Stand	1400	R 655 000		R 3 200 000	234	R 2 731 442	R 3 200 000	R 1 186 404	R 351 418	36%
18	Pretoria	Rietfontein		Stand	898	R 650 000		R 1 350 000		<b>Not Feasible Stand Price to High compared to Area Sell Price</b>				
19	Pretoria	Roodeplaat Dam	Pebble Rock Golf Village	Stand	1000	R 595 000		R 3 200 000	255	R 2 788 148	R 3 200 000	R 1 113 557	R 308 889	34%
20	Pretoria	Akasia	The Orchards	Stand	494	R 300 000		R 1 350 000	148	R 1 034 054	R 1 350 000	R 522 329	R 236 959	53%
21	Pretoria	Pretoria East	Six Fountains Residential Estate	Stand	850	R 850 000	R 722 500	R 2 500 000	230	R 2 125 733	R 2 500 000	R 1 061 375	R 280 700	32%