

PROJECTS REQUIRING NEGOTIATION



BEST PROJECTS OVER ALL



BEST PROJECTS SHORT TERM



NOTES:

1. The highlighted Projects are the Projects that showed the best potential for the highest ROI (RETURN ON INVESTMENT).
2. Other projects have the potential to move up the list of preferred Projects if the time durations are altered, but presently the highlighted once are the preferred Projects.
3. Projects such as Ref 36, Roodeplaat, can be considered for other type of project such as a Retirement Village, this will enable a bigger ROI.
4. Take note that all amounts were very conservative, Building and Other Cost are on average, at least 20% higher compared to sell values which can be 30% lower for certain areas
5. Find the Individual Summarised Analysis to the highlighted Projects attached.
6. The **INPUT COST** is the minimum cost to be provided by the Developer to obtain Project Finance from Commercial Banks, the Commercial Bank can require a higher amount.
7. Projects above are divided in 3 categories, **Shorterm** (under 3 years), projects marked **M** is mega projects to be done in phases, projects marked **A** is projects which requires further negotiation as to price.
8. Shorterm projects are the preferred projects, although the projects which will return the greatest ROI is the **Mega** projects.
9. The ROI above is the overall ROI and does not include **CPD's fees of 25%** on the ROI. For contract purposes a **VIABILITY** will be provided after CPD receives a **Letter of Intent** from the Partner..
10. Projects marked not feasible are when it was found that the difference between the asking price and a price compatible for making the project feasible is more than 50%.
11. Offices and Industrial developments are negotiated on an ad-hoc basis and are investment projects and not speculative as for all the other projects above.
12. **OFF MARKET** means that the property was sold and is not available to be purchased.