



Crawford Property Developers(PTY)LTD

Vacant Land / Plot for Sale in The Orchards

The Orchards, Akasia



FINANCIAL VIABILITY

DEVELOPMENT: AKASIA, THE ORCHARDS

DATE: 28-04-2019

REFERENCE: Residential/Stand/02

R 395 000

Vacant Land / Plot for Sale in The Orchards

The Orchards, Akasia

Vacant Land Residential Pending Sale in The Orchards & Ext , Akasia

Bargain of the month We very proud to present this stand in complex. The stand 494 square meters we positioned. Please advise if you want vacant land to build for your self-dream house To view contact us we will advise.

Property Overview

Type of Property

Vacant Land / Plot

Listing Date

09 June 2018

Erf Size 494 m²

Levies

R 450

Rates and Taxes

R 400

Points of Interest

Distance

Transport and Public Services

Engen

0.07km

Lynross

1.90km

Education

Orchards Primary School (Tw)

0.60km

Gottfried Christelike Privaat Skool

1.04km

Sports and Leisure

Onderstepoort Natuurreseervaat

5.72km

Suur Klapper Park

5.79km

Food and Entertainment

Penniewise

6.15km

FINAL STAND, DEVELOPMENT AND BUILDING COST ANALYSIS FOR

REFERENCE: 2

STAND: Res 1:501m2 to 700
 CITY: Pretoria
 SUBURB: Akasia
 COMPLEX: The Orchards

1.	STAND SIZE:	m2	494
2.	BUILDING SIZE: Min	m2	167
	BUILDING COST ALL AFRICA NETT: Standard	m2	R 3 674
3.	PRE-CONSTRUCTION PERIOD	Months	4
	ASKING PRICE STAND		R 340 000
4.	TOTAL STAND, DEVELOPMENT & TRANSFER COST		R 125 278
5.	TOTAL CRAWFORD PROPERTY DEVELOPMENT BUILDING COST		R 612 514
	TOTAL DEVELOPMENT COST		R 1 077 792
	AVERAGE BUILDING COST IN AREA		R 978 926
6.	BOND COST		R 16 710
	BOND PAYMENTS (During Construction & Sale Period)		
7.	CONSTRUCTION PERIOD	Months	4
8.	SALE PERIOD	Months	2
	TOTAL FINANCE COST		R 40 098
9.	TOTAL DEVELOPMENT & FINANCE COST		R 1 117 890
10.	ESTATE AGENT FEE 3%		R 40 500
11.	TOTAL SELLING COST		R 1 158 390
12.	AVERAGE SELLING PRICE IN AREA		R 1 350 000
13.	NETT PROFIT		R 191 610
14.	ROI (Return on Investment)		33%

15.	INPUT COST REQUIRED		R	587 780
	Stand Cost		R	340 000
	Architectural Fees and Services		R	96 000
	1st Month Construction Inputs		R	122 503
	Bond Cost		R	16 710
	Stand Transfer Cost		R	12 568

16.	CRAWFORD PROPERTY DEVELOPMENT FEE	25%	ON ROI	R	47 902
17.	RETURN ON INVESTMENT (ROI)		30%	R	143 707

NOTES:

- Stand Selling Price is too high, highest offer can only be R 340 000, not R 395 000
Selling Price proposed should be R 340 000