



Crawford Property Developers(PTY)LTD

Vacant Land / Plot for Sale in OLYMPUS

The Olympus, Pretoria East



FINANCIAL VIABILITY

DEVELOPMENT: OLYMPUS, AJAX CORNER

DATE: 28-04-2019

REFERENCE: Residential/Stand/03

R 673 000

Vacant Land / Plot for Sale in Olympus A H

Olympus A H, Pretoria

- **Full title stand in a brand new development available direct from the developer! (ss1763)**

R 673 000-00 TRANSFER DUTY PAYABLE Olympus AH VACANT STAND A full title stand of 461 sqm in a brand-new development is now available direct from the developer (no transfer duty payable). Ajax corner is a small and exclusive security estate in a very upmarket area and is ideally situated close to all amenities like schools, medical facilities, shopping centres, etc in the east of Pretoria. Secure a stand as the first crucial step in realising your dream and let us discuss a building package to suit your needs with the developer. In view of a relative scarcity of vacant stands in the east of Pretoria this opportunity should be seriously considered. Levy R 300 until HOA established Kindly call me to arrange a viewing visit.

Property Overview

Type of Property
Vacant Land / Plot

Listing Date
23 March 2019

Erf Size
461 m²

Levies
R 300

Other Features

Security
1

Security
Guard House, 24 Hour Access, Electric fencing

Points of Interest

Distance

Transport and Public Services

Jehovah's Witness
0.31km

Latter-Day Saints
1.14km

Education

Marthie De Bruin Sentrum
1.05km

Laerskool Tygerpoort
1.28km

Food and Entertainment

Quinta Du Pardal
1.29km

Oaks
1.89km

Sports and Leisure

Action
1.86km

Shopping

FNB
2.52km

Nedbank
2.54km

Health

Dischem
2.53km

FINAL STAND, DEVELOPMENT AND BUILDING COST ANALYSIS FOR

REFERENCE: 3

STAND: Res 1:501m2 to 700
 CITY: Pretoria
 SUBURB: Olympus
 COMPLEX: Ajax Corner

1.	STAND SIZE:	m2	461
2.	BUILDING SIZE: Average	m2	242
	BUILDING COST ALL AFRICA NETT: Standard	m2	R 3 674
3.	PRE-CONSTRUCTION PERIOD	Months	4
	ASKING PRICE STAND		R 650 000
4.	TOTAL STAND, DEVELOPMENT & TRANSFER COST		R 172 833
5.	TOTAL CRAWFORD PROPERTY DEVELOPMENT BUILDING COST		R 889 151
	TOTAL DEVELOPMENT COST		R 1 711 984
	AVERAGE BUILDING COST IN AREA		R 1 421 050
6.	BOND COST		R 20 055
	BOND PAYMENTS (During Construction & Sale Period)		
7.	CONSTRUCTION PERIOD	Months	4
8.	SALE PERIOD	Months	2
	TOTAL FINANCE COST		R 54 006
9.	TOTAL DEVELOPMENT & FINANCE COST		R 1 765 990
10.	ESTATE AGENT FEE 3%		R 71 100
11.	TOTAL SELLING COST		R 1 837 090
12.	AVERAGE SELLING PRICE IN AREA		R 2 370 000
13.	NETT PROFIT		R 532 910
14.	ROI (Return on Investment)		53%

15.	INPUT COST REQUIRED	R	1 000 663
	Stand Cost	R	650 000
	Architectural Fees and Services	R	137 000
	1st Month Construction Inputs	R	177 830
	Bond Cost	R	20 055
	Stand Transfer Cost	R	15 778

16.	CRAWFORD PROPERTY DEVELOPMENT FEE	25%	ON ROI	R	133 227
17.	RETURN ON INVESTMENT (ROI)	47%	R	399 682	

NOTES:

- Stand Selling Price is too high, highest offer can only be R 650 000, not R 673 000
Selling Price proposed should be R 650 000