



Crawford Property Developers(PTY)LTD

Vacant Land / Plot for Sale in SAVANNAH COUNTRY ESTATE

Savannah Country Estate, Pretoria East



FINANCIAL VIABILITY

DEVELOPMENT: Savannah Country Estate

DATE: 28-04-2019

REFERENCE: Residential/Stand/13

R 490 000

Vacant Land / Plot for Sale in Savannah Country Estate

- 551 m²
Looking for a beautiful place to build your dream home? Come and choose your stand out of 25 stands..... This is a 551 m² stand in the most popular Savannah Country Estate. This village don't require special foundation. Build your dream home and enjoy piece of mind for you and your loved ones in this 24-hour access control security estate. Savannah Country Estate is situated in Pretoria east, close to main connecting routes, which offers easy access to the N4 highway to Pretoria CBD. Close to: The Silver Oaks Shopping Centre, Makro, Checkers and various other Shops, Schools and Medical Facilities are close by. Be part of this developing estate and invest in piece of mind and tranquillity. Call us today and we will work together to make your dream come true.
Rates: R 1400 Levies: R 1015

Property Overview

Type of Property
Vacant Land / Plot
Erf Size 551 m²
Levies R 1 015
Rates and Taxes R 1 400

Points of Interest

Distance

Transport and Public Services

Sammy Marks 1.28km
Saint Johns 2.15km

Food and Entertainment

Brooklyn 1.36km
Wimpy 1.36km

Shopping

Absa 1.37km
Standard 1.50km

Health

Clicks 1.43km

Education

Vukauzenzele Primary School 1.88km
Curro Hazeldean Private School 2.24km

Sports and Leisure

Six Road Road Fountains 3.10km

FINAL STAND, DEVELOPMENT AND BUILDING COST ANALYSIS FOR

REFERENCE: 13
STAND: Res 1:501m2 to 700
CITY: Pretoria
SUBURB: Pretoria East
 Savanah Country
COMPLEX: Estate

1.	STAND SIZE:	m2	551
2.	BUILDING SIZE: Average	m2	289
	BUILDING COST ALL AFRICA NETT: Standard	m2	R 3 674
3.	PRE-CONSTRUCTION PERIOD Months		4
	ASKING PRICE STAND		R 490 000
4.	TOTAL STAND, DEVELOPMENT & TRANSFER COST		R 199 153
5.	TOTAL CRAWFORD PROPERTY DEVELOPMENT BUILDING COST		R 1 062 738
	TOTAL DEVELOPMENT COST		R 1 751 891
	AVERAGE BUILDING COST IN AREA		R 1 698 478
6.	BOND COST		R 22 585
	BOND PAYMENTS (During Construction & Sale Period)		
7.	CONSTRUCTION PERIOD Months		4
8.	SALE PERIOD Months		2
	TOTAL FINANCE COST		R 63 165
9.	TOTAL DEVELOPMENT & FINANCE COST		R 1 815 056
10.	ESTATE AGENT FEE 3%		R 78 750
11.	TOTAL SELLING COST		R 1 893 806
12.	AVERAGE SELLING PRICE IN AREA		R 2 625 000
13.	NETT PROFIT		R 731 194
14.	ROI (Return on Investment)		81%

15.	INPUT COST REQUIRED			R	901 700
	Stand Cost			R	490 000
	Architectural Fees and Services			R	164 000
	1st Month Construction Inputs			R	212 548
	Bond Cost			R	22 585
	Stand Transfer Cost			R	12 568

16.	CRAWFORD PROPERTY DEVELOPMENT FEE	25%	ON ROI	R	182 799
17.	RETURN ON INVESTMENT (ROI)		67%	R	548 396

NOTES: