

## MULTIPLE RESIDENTIAL DEVELOPMENT AND BUILDING COST ANALYSIS FOR PROVISIONAL

**REFERENCE:** 26  
**STAND:** Residential Development  
**CITY:** Pretoria  
**SUBURB:** Villiera  
**COMPLEX:** To be named

**OPTION 1**

<b>MAIN STAND SIZE:</b>	m2	2 552
<b>COMPULSORY STOREYS FOR MAX. UNITS PER DEVELOPMENT:</b>		2
<b>COST OF STAND:</b>		R 1 600 000
<b>ADJUSTED OFFER</b>	0%	R 1 600 000

**AVERAGE UNITE SIZE PER TYPE:**

		Storey		
1	Full Title Stand	m2	240	
1	2 Bed, Town House	m2	100	
1	3 Bed, Town House	m2	140	
2	3 Bed Duplex	m2	200	
2	4 Bed Duplex	m2	480	
1	2 Bed, Flats	m2	60	
1	3 Bed, Flats	m2	80	
2	2 Bed, Flats	m2	60	
2	3 Bed, Flats	m2	80	

**MAXIMUM UNITE PER TYPE/STAND:**

		Storey		
1	Full Title Stand	No	4	
1	2 Bed, Town House	No	10	
1	3 Bed, Town House	No	0	
2	3 Bed Duplex	No	10	
2	4 Bed Duplex	No	0	

1	2 Bed, Flats	No	17
1	3 Bed, Flats	No	13
2	2 Bed, Flats	No	34
2	3 Bed, Flats	No	26

PROPERTY ZONED FOR MAX UNITS:

No	20
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UNIT TYPE PROFIT ANALYSIS:

			Cost /Unit	Sale / Unit	Profit / Unit	No Units
1	1	Full Title Stand	R 1 593 953	R 2 052 000	R 458 047	4
2	1	2 Bed, Town Hou	R 795 476	R 881 600	R 86 124	10
3	1	3 Bed, Town Hou	R 160 988	R 1 234 240	R 1 073 252	0
4	2	3 Bed Duplex	R 1 408 672	R 1 763 200	R 354 528	10
5	2	4 Bed Duplex	R 551 958	R 4 231 680	R 3 679 722	0
6	1	2 Bed, Flats	R 485 096	R 570 000	R 84 904	17
7	1	3 Bed, Flats	R 645 619	R 760 000	R 114 381	13
8	2	2 Bed, Flats	R 431 957	R 570 000	R 138 043	34
9	2	3 Bed, Flats	R 574 767	R 760 000	R 185 233	26

PROJECT TYPE PROFIT ANALYSIS:

Reference			Cost /Project	Sale / Project	Profit / Project	% Profit
1	1	Full Title Stand	R 6 779 612	R 8 727 840	R 1 948 228	22%
2	1	2 Bed, Town Hou	R 8 120 220	R 8 999 373	R 879 153	10%
3	1	3 Bed, Town Hou	R -	R -	R -	0%
4	2	3 Bed Duplex	R 14 379 720	R 17 998 746	R 3 619 025	20%
5	2	4 Bed Duplex	R -	R -	R -	0%
6	1	2 Bed, Flats	R 8 253 103	R 9 697 600	R 1 444 497	15%
7	1	3 Bed, Flats	R 8 238 100	R 9 697 600	R 1 459 500	15%
8	2	2 Bed, Flats	R 14 698 052	R 19 395 200	R 4 697 148	24%
9	2	3 Bed, Flats	R 14 668 045	R 19 395 200	R 4 727 155	24%

BUILDING COST WAS ANALYSED ON

**Standard**

BUILDING COST

THE UNIT SELL PRICE USED WAS BASED ON A

**Standard**

PRICE FOR THE AREA

FROM THE ANALYSIS ABOVE THE MOST VIABLE DEVELOPMENT IS;

REF	Storey	Type	Cost	Sell Price	Profit
<b>8</b>	2	2 Bed, Flats	R 14 698 052	R 19 395 200	R 4 697 148

## INPUT COST

Stand	R	1 600 000
VAT on Stand	R	240 000
Transfer Fees	R	28 629
Professional Fees	R	849 279
Development Cost	R	280 041
	<b>R</b>	<b>2 997 949</b>
Bond Cost for 70%	R	79 888
NHBRC Fee's	R	304 539
Construction Cost First Inputs	R	636 960
Sectional Title Register	R	37 824
Marketing	R	387 904
	<b>R</b>	<b>1 447 114</b>
<b>TOTAL INPUT COST</b>	<b>R</b>	<b>4 445 063</b>

## BANK REQUIREMENT FOR PROJECT LOAN

Project Cost	R	14 698 052
70% of Project Cost	R	10 288 636
<b>Input Cost Required from Developer</b>	<b>R</b>	<b>4 409 416</b>
<b>Actual Input Cost</b>	<b>R</b>	<b>4 445 063</b>
Difference between Required and Actual Input	R	35 647

## RETURN ON INVESTMENT (INPUTS)

106%

## RETURN ON INVESTMENT (INPUTS) Per Annum

63%

## PROJECT DURATION

### PROJECT MANAGEMENT STAGES

Stage 1	4	Months
Stage 1	4	Months
Stage 1	4	Months
Stage 1 - 5	16	Months
Stage 1 - 5	16	Months
Stage 6	2	Months
Stage 6	2	Months
Stage 6	4	Months
Stage 6	2	Months
Stage 1 -7	20	Months
<b>TOTAL</b>	<b>20</b>	<b>Months</b>