

## MULTIPLE RESIDENTIAL DEVELOPMENT AND BUILDING COST ANALYSIS FOR PROVISIONAL

**REFERENCE:** 36  
**STAND:** Residential Development  
**CITY:** Pretoria  
**SUBURB:** Roodeplaat  
**COMPLEX:** To be named

**OPTION 1**

<b>MAIN STAND SIZE:</b>	m2	<b>51 000</b>
<b>COMPULSORY STOREYS FOR MAX. UNITS PER DEVELOPMENT:</b>		<b>1</b>
<b>COST OF STAND:</b>		<b>R 12 950 000</b>
<b>OFFER PRICE FOR STAND IF ASKING PRICE IS OVER PRICED, AT A DISCOUNT OF:</b>	0%	<b>R 12 950 000</b>

**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	85
1	2 Bed, Town House	No	204
1	3 Bed, Town House	No	146
2	3 Bed Duplex	No	204
2	4 Bed Duplex	No	85
1	2 Bed, Flats	No	340
1	3 Bed, Flats	No	255

2	2 Bed, Flats	No	680
2	3 Bed, Flats	No	510

PROPERTY ZONED FOR MAX UNITS:

No	40
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UNIT TYPE PROFIT ANALYSIS:

				Cost /Unit		Sale / Unit		Profit / Unit	No Units
1	1	Full Title Stand	R	1 404 830	R	2 280 000	R	875 170	85
2	1	2 Bed, Town House	R	744 768	R	1 160 000	R	415 232	204
3	1	3 Bed, Town House	R	1 040 414	R	1 624 000	R	583 586	146
4	2	3 Bed Duplex	R	1 399 852	R	2 320 000	R	920 148	204
5	2	4 Bed Duplex	R	3 312 980	R	5 568 000	R	2 255 020	85
6	1	2 Bed, Flats	R	438 184	R	630 000	R	191 816	340
7	1	3 Bed, Flats	R	583 069	R	840 000	R	256 931	255
8	2	2 Bed, Flats	R	413 179	R	630 000	R	216 821	680
9	2	3 Bed, Flats	R	549 729	R	840 000	R	290 271	510

PROJECT TYPE PROFIT ANALYSIS:

Reference				Cost /Project		Sale / Project		Profit / Project	% Profit
1	1	Full Title Stand	R	119 410 556	R	193 800 000	R	74 389 444	38%
2	1	2 Bed, Town House	R	151 932 591	R	236 640 000	R	84 707 409	36%
3	1	3 Bed, Town House	R	151 603 131	R	236 640 000	R	85 036 869	36%
4	2	3 Bed Duplex	R	285 569 862	R	473 280 000	R	187 710 138	40%
5	2	4 Bed Duplex	R	281 603 337	R	473 280 000	R	191 676 663	40%
6	1	2 Bed, Flats	R	148 982 515	R	214 200 000	R	65 217 485	30%
7	1	3 Bed, Flats	R	148 682 677	R	214 200 000	R	65 517 323	31%
8	2	2 Bed, Flats	R	280 961 539	R	428 400 000	R	147 438 461	34%
9	2	3 Bed, Flats	R	280 361 864	R	428 400 000	R	148 038 136	35%

BUILDING COST WAS ANALYSED ON

Standard

BUILDING COST

THE UNIT SELL PRICE USED WAS BASED ON A

Average

PRICE FOR THE AREA

FROM THE ANALYSIS ABOVE THE MOST VIABLE DEVELOPMENT IS;

REF	Storey	Type	Cost	Sell Price	Profit
4	2	3 Bed Duplex	R 285 569 862	R 473 280 000	R 187 710 138

## INPUT COST

Stand	R	12 950 000
VAT on Stand	R	1 942 500
Transfer Fees	R	80 113
Professional Fees	R	16 972 278
Development Cost	R	5 104 407
	<b>R</b>	<b>37 049 297</b>
Bond Cost for 70%	R	167 310
NHBRC Fee's	R	4 559 400
Construction Cost First Inputs	R	34 581 016
Sectional Title Register	R	190 800
Marketing	R	9 465 600
	<b>R</b>	<b>48 964 125</b>
<b>TOTAL INPUT COST</b>	<b>R</b>	<b>86 013 422</b>

## BANK REQUIREMENT FOR PROJECT LOAN

Project Cost	R	285 569 862
70% of Project Cost	R	199 898 903
<b>Input Cost Required from Developer</b>	<b>R</b>	<b>85 670 959</b>
<b>Actual Input Cost</b>	<b>R</b>	<b>86 013 422</b>
Difference between Required and Actual Input	R	342 464

## RETURN ON INVESTMENT (INPUTS)

**218%**

## RETURN ON INVESTMENT (INPUTS) Per Annum

**65%**

## PROJECT DURATION

### PROJECT MANAGEMENT STAGES

Stage 1	4	Months
Stage 1	4	Months
Stage 1	4	Months
Stage 1 - 5	20	Months
Stage 1 - 5	20	Months
Stage 6	2	Months
Stage 6	2	Months
Stage 6	16	Months
Stage 6	2	Months
Stage 1 -7	40	Months
<b>TOTAL</b>	<b>40</b>	<b>Months</b>