



Crawford Property Developers(PTY)LTD

## **Vacant Land / Plot for Sale in PEBBLE ROCK GOLF VILLAGE**

Pebble Rock Golf Village, Pretoria



### **FINANCIAL VIABILITY**

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**DEVELOPMENT:** PEBBLE ROCK GOLF VILLAGE

**DATE:** 28-04-2019

**REFERENCE:** Residential/Stand/07

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**R 700 000**

## **Vacant Land / Plot for Sale in Pebble Rock Golf Village**

- 970 m<sup>2</sup>  
**Prime located fairway stand in Pebble Rock**

Enjoy country lifestyle in this secure golf estate with top-class golf course, roaming game, clubhouse, close to Roodeplaat dam The Pebble Rock Golf Village , the newest Residential Golf Estate in the Pretoria environs, with its beautiful 18-hole golf course is just 25 kilometres outside the CBD of Pretoria, close to the Roodeplaat Dam and Sable Hills Waterfront Estate. It is a mere 40 minutes from Johannesburg International Airport and 15 minutes from the planned Pretoria International Airport, to be developed at Wonderboom. Pebble Rock offers 300 golf course stands and 100 x 1 Ha stands

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### **Property Overview**

Type of Property

Vacant Land / Plot

Listing Date

03 September 2018

Erf Size 970 m<sup>2</sup>

Levies R 1 950

Special Levy R 500

Rates and Taxes R 1 500

### **Points of Interest**

#### **Distance**

#### **Education**

Laerskool Kameelfontein 1.86km

Curro Roodeplaat 1.97km

### **Transport and Public Services**

Engen 2.00km

Kameeldrif 9.21km

### **Sports and Leisure**

Roodeplaat Dam Nature Reserve 3.85km

Krokodilspruit 7.50km

### **Food and Entertainment**

Bundu Inn 4.87km

Die Grasdak 9.13km

### **Shopping**

ABSA 11.75km

## FINAL STAND, DEVELOPMENT AND BUILDING COST ANALYSIS FOR

REFERENCE: 7

STAND: Res 1:501m2 to 700  
 CITY: Pretoria  
 SUBURB: Roodeplaat Dam  
 COMPLEX: Pebble Rock Golf Village

1.	STAND SIZE:	m2	970
2.	BUILDING SIZE: <span style="border: 1px solid black; padding: 2px;">Min</span>	m2	291
	BUILDING COST ALL AFRICA NETT: Standard	m2	R 3 674
3.	PRE-CONSTRUCTION PERIOD	Months	4
	ASKING PRICE STAND		R 700 000
4.	TOTAL STAND, DEVELOPMENT & TRANSFER COST		<span style="border: 1px solid black; padding: 2px;">R 200 363</span>
5.	TOTAL CRAWFORD PROPERTY DEVELOPMENT BUILDING COST		<span style="border: 1px solid black; padding: 2px;">R 1 069 076</span>
	TOTAL DEVELOPMENT COST		<u>R 1 969 438</u>
	<b>AVERAGE BUILDING COST IN AREA</b>		<b>R 1 708 607</b>
6.	BOND COST		<span style="border: 1px solid black; padding: 2px;">R 22 585</span>
	BOND PAYMENTS (During Construction & Sale Period)		
7.	CONSTRUCTION PERIOD	Months	4
8.	SALE PERIOD	Months	2
	TOTAL FINANCE COST		<span style="border: 1px solid black; padding: 2px;">R 63 407</span>
9.	TOTAL DEVELOPMENT & FINANCE COST		<u>R 2 032 845</u>
10.	ESTATE AGENT FEE 3%		R 96 000
11.	TOTAL SELLING COST		<u>R 2 128 845</u>
12.	AVERAGE SELLING PRICE IN AREA		R 3 200 000
13.	<b>NETT PROFIT</b>		<b>R 1 071 155</b>
14.	<b>ROI (Return on Investment)</b>		<b>96%</b>

15.	<b>INPUT COST REQUIRED</b>			<b>R</b>	<b>1 114 178</b>
	Stand Cost			R	700 000
	Architectural Fees and Services			R	162 000
	1st Month Construction Inputs			R	213 815
	Bond Cost			R	22 585
	Stand Transfer Cost			R	15 778

16.	<b>CRAWFORD PROPERTY DEVELOPMENT FEE</b>	<b>25%</b>	<b>ON ROI</b>	<b>R</b>	<b>267 789</b>
17.	<b>RETURN ON INVESTMENT (ROI)</b>		<b>78%</b>	<b>R</b>	<b>803 366</b>

**NOTES:**