



Crawford Property Developers(PTY)LTD

## Vacant Land / Plot for Sale in WONDERBOOM

Wonderboom



### FINANCIAL VIABILITY

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<b>DEVELOPMENT:</b>	<b>WONDERBOOM</b>
<b>DATE:</b>	<b>28-04-2019</b>
<b>REFERENCE:</b>	<b>Residential/Stand/06</b>

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**R 495 000**

## **Vacant Land / Plot for Sale in Wonderboom**

Wonderboom, Pretoria

This is a stand at the foot of the mountain with building plans.

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### **Property Overview**

Type of Property  
Vacant Land / Plot

Listing Date  
04 April 2019

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

Rates and Taxes  
R 1 160

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### **Points of Interest**

#### **Distance**

#### **Transport and Public Services**

Gereformeerde Kerk Pretoria-Annlin  
0.08km

Engen  
0.11km

#### **Sports and Leisure**

Deon Malherbe  
0.20km

Wonderboom Natuurreservaat  
1.37km

#### **Education**

Hammanskraal Elite Primary School  
0.46km

Hoërskool Overkruin  
0.59km

#### **Food and Entertainment**

Roman's  
1.34km

Wimpy  
1.47km

#### **Health**

Alpha Pharm  
1.47km

## FINAL STAND, DEVELOPMENT AND BUILDING COST ANALYSIS FOR

REFERENCE: 6

STAND: Res 1:501m2 to 700  
 CITY: Pretoria  
 SUBURB: Wonderboom  
 COMPLEX: 0

1.	STAND SIZE:	m2	<b>443</b>
2.	BUILDING SIZE: <span style="border: 1px solid black; padding: 2px;">Min</span>	m2	<b>150</b>
	BUILDING COST ALL AFRICA NETT: Standard	m2	R <b>3 674</b>
3.	PRE-CONSTRUCTION PERIOD	Months	<b>4</b>
	ASKING PRICE STAND		R <b>430 000</b>
4.	TOTAL STAND, DEVELOPMENT & TRANSFER COST		<span style="border: 1px solid black; padding: 2px;">R <b>113 438</b></span>
5.	TOTAL CRAWFORD PROPERTY DEVELOPMENT BUILDING COST		<span style="border: 1px solid black; padding: 2px;">R <b>549 279</b></span>
	TOTAL DEVELOPMENT COST		<span style="border: 1px solid black; padding: 2px;">R <b>1 092 717</b></span>
	<b>AVERAGE BUILDING COST IN AREA</b>		<b>R 877 863</b>
6.	BOND COST		<span style="border: 1px solid black; padding: 2px;">R <b>14 870</b></span>
	BOND PAYMENTS (During Construction & Sale Period)		
7.	CONSTRUCTION PERIOD	Months	<b>4</b>
8.	SALE PERIOD	Months	<b>2</b>
	TOTAL FINANCE COST		<span style="border: 1px solid black; padding: 2px;">R <b>35 844</b></span>
9.	TOTAL DEVELOPMENT & FINANCE COST		<span style="border: 1px solid black; padding: 2px;">R <b>1 128 560</b></span>
10.	ESTATE AGENT FEE 3%		R <b>45 450</b>
11.	TOTAL SELLING COST		<span style="border: 1px solid black; padding: 2px;">R <b>1 174 010</b></span>
12.	AVERAGE SELLING PRICE IN AREA		R <b>1 515 000</b>
13.	<b>NETT PROFIT</b>		<b>R 340 990</b>
14.	<b>ROI (Return on Investment)</b>		<b>52%</b>

15.	<b>INPUT COST REQUIRED</b>		<b>R</b>	<b>653 293</b>
	Stand Cost		R	430 000
	Architectural Fees and Services		R	86 000
	1st Month Construction Inputs		R	109 856
	Bond Cost		R	14 870
	Stand Transfer Cost		R	12 568
16.	<b>CRAWFORD PROPERTY DEVELOPMENT FEE</b>	<b>25%</b>	<b>ON ROI</b>	<b>R 85 247</b>
17.	<b>RETURN ON INVESTMENT (ROI)</b>	<b>46%</b>	<b>R</b>	<b>255 742</b>

**NOTES:**

- 1 Stand Selling Price is too high, highest offer can only be R 430 000, not R 495 000  
Selling Price proposed should be R 405 000