SHOAL POINT BEACH - BROAD FEASIBILITY
Part Construction

Stage 1 **Timeframe - 18 months**

1 LAND

JV Contribution	2,000,000.00
Stamp Duty (Not Applicable for JV)	0.00
Legal Fees	2,500.00
Rates & Land Tax (Est)	18,000.00
Sub Total	2,020,500.00

2 BUILDING

Civil Costs/External Works (Est)	450,000.00
Construction - 12 Townhouses @ 240kea	2,880,000.00
Construction - Duplex (4 Dwellings) @ 265k ea	1,060,000.00
Construction - 1 House @ 400k	400,000.00
Landscape/Entry	50,000.00
Sub Total	4,840,000.00

3 CONSULTANTS

Project Manager @ 5k/mth	90,000.00
Quantity Surveyor (Not Applicable)	0.00
Architect (Building Format Plan) 1.5%	65,100.00
Land Survey (Survey)	33,000.00
Landscape Architect	15,000.00
Town Planner	20,000.00
Engineering	50,000.00
Sub Total	273,100.00

4 MARKETING

Promotion/Material	100,000.00
Sub Total	100,000.00

5 LOCAL AUTHORITY FEES

ROL	3,325.00
MCU	13,470.00
OP Works	15,760.00
Plan Endorsement	2,060.00
Trunk Infrastructure Contributions	360,278.00
- Transport	
- Parks	
- Water	
- Sewer	
Sub Total	394,893.00

6 FINANCING COST @ 8.09%

Interest & Expenses		
Land (Original)	2.50M x 8.09 % x 18mths	303,375.00
Building	4.84M x 8.09% x 18mths x 60%	352,400.40
Consultants	0.27M Not Financed	0.00
Marketing	0.10M Not Financed	0.00
Local Authority	0.39M x 8.09 % x 18mths x 60%	28,752.16
Establish & Legals (Est)		20,000.00
		704,527.56

7 Total Project Cost (incl GST) — **$8,333,020.56**

8 Contingency (5%) — 416,651.03

9 FEES

Selling Fees @ 2%	256,500.00
Legal Fees - Conveyancing @ $1,650 ea	34,650.00
	291,150.00

10 GRAND TOTAL Cost — **$9,040,821.59**

11 TOTAL SALES (nett)

Townhouses - 12 @ 695k	8,340,000.00
Duplex - 4 @ 715k	2,860,000.00
Land - 5 @ 325k	1,625,000.00

12 GRAND TOTAL Sales (nett) — **$12,825,000.00**

13 TOTAL PROFIT (minimum) — **$3,784,178.41**

14 POSSIBLE SAVINGS

Construction (@ $10,000 x 22 dwellings)	220,000.00
Sales (@ $25,000 x 21)	525,000.00
Contingency	416,651.03
Sub Total	1,161,651.03

15 TOTAL PROFIT (maximum) — **$4,945,829.44**

54.71%

Notes:

a Total Profit Maximum does not include the GST Rebate or GST Margin Scheme

b 1 x House to be retained by Nicol Investments on approx 2000m2

c Note JV Contribution taken up in Land Cost

Summary

Lot 1 - 4 townhouses with ocean views
Lots 2, 6, 7, 8 & 9 - Land (Lot 2 - ocean views, bal beachfront)
Lot 3 - 2 x Duplex with ocean views
Lot 4 - Retained by Nicol Investments with ocean views
Lot 5 - 8 townhouses with ocean views
Total Dwellings - 22

Disclaimer:

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