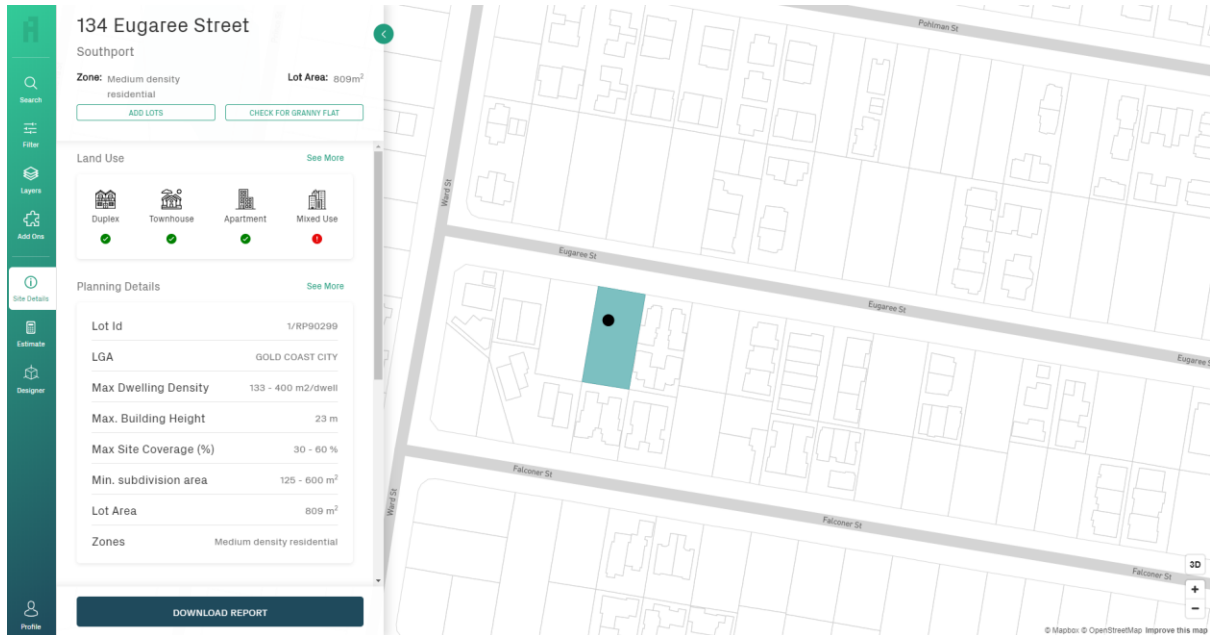
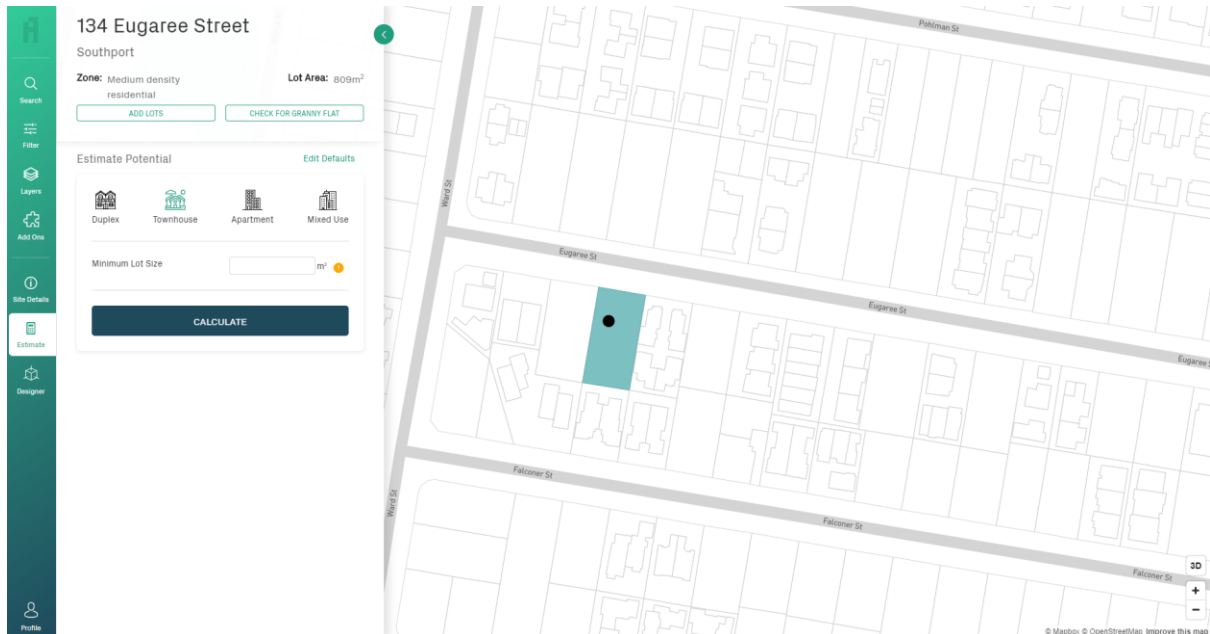


## Generate a Preliminary Feasibility Report

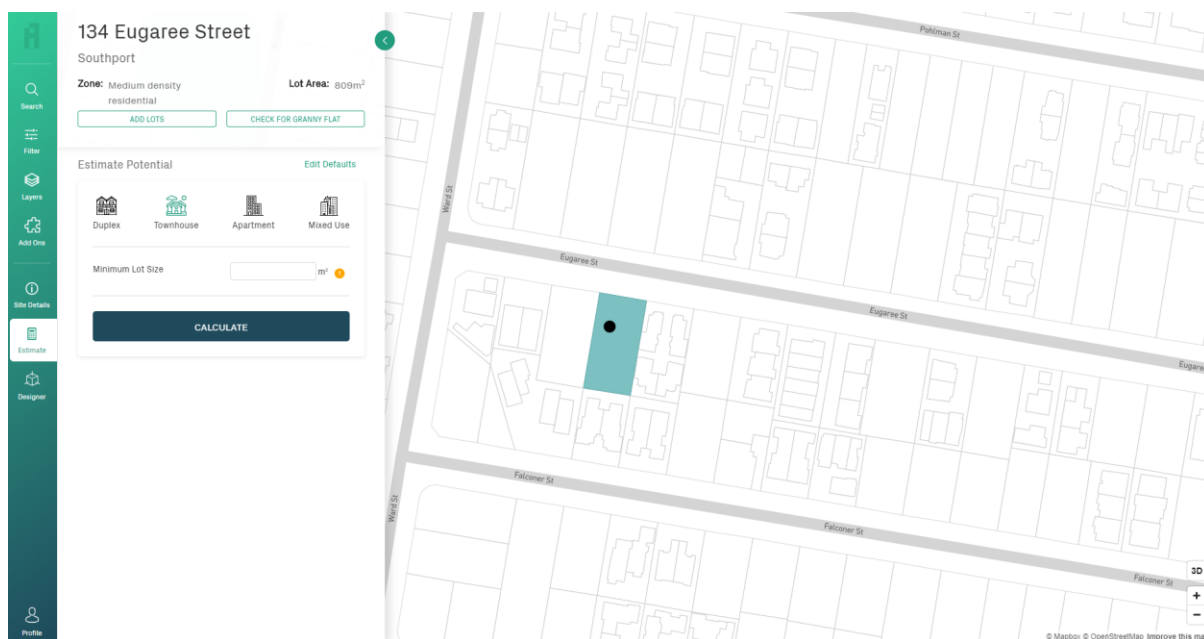
1. Select a site of interest from the interactive map.



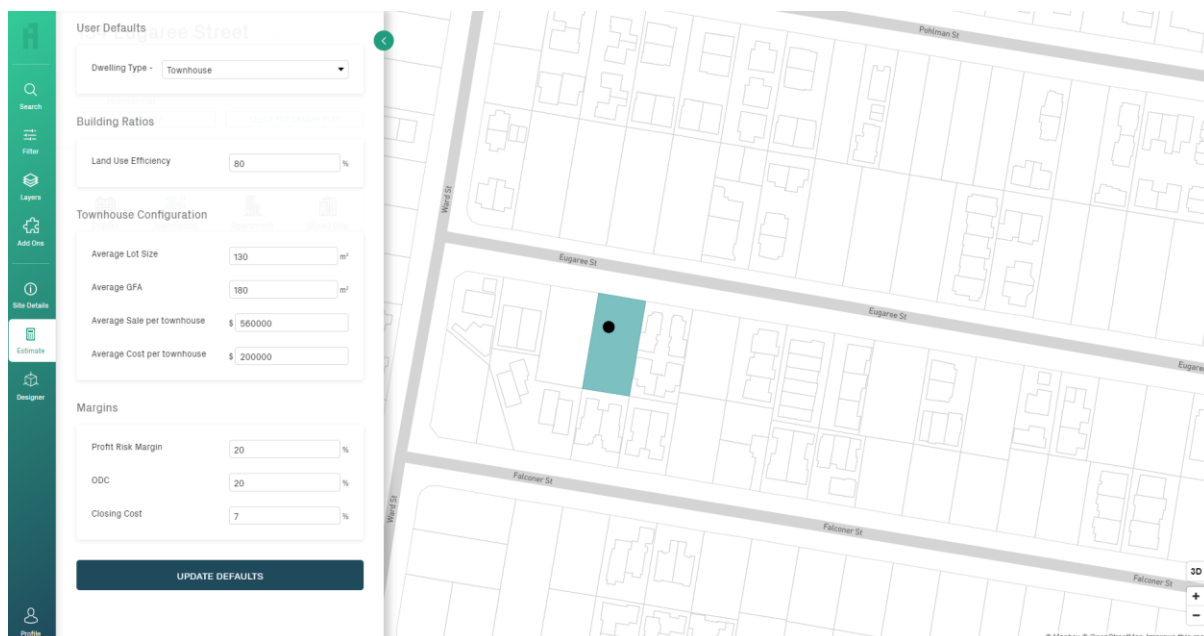
2. Click on “Estimate” from the left-hand menu and select the property type of interest.



3. Before calculating, set your default data. Click on **“Edit Defaults”**.

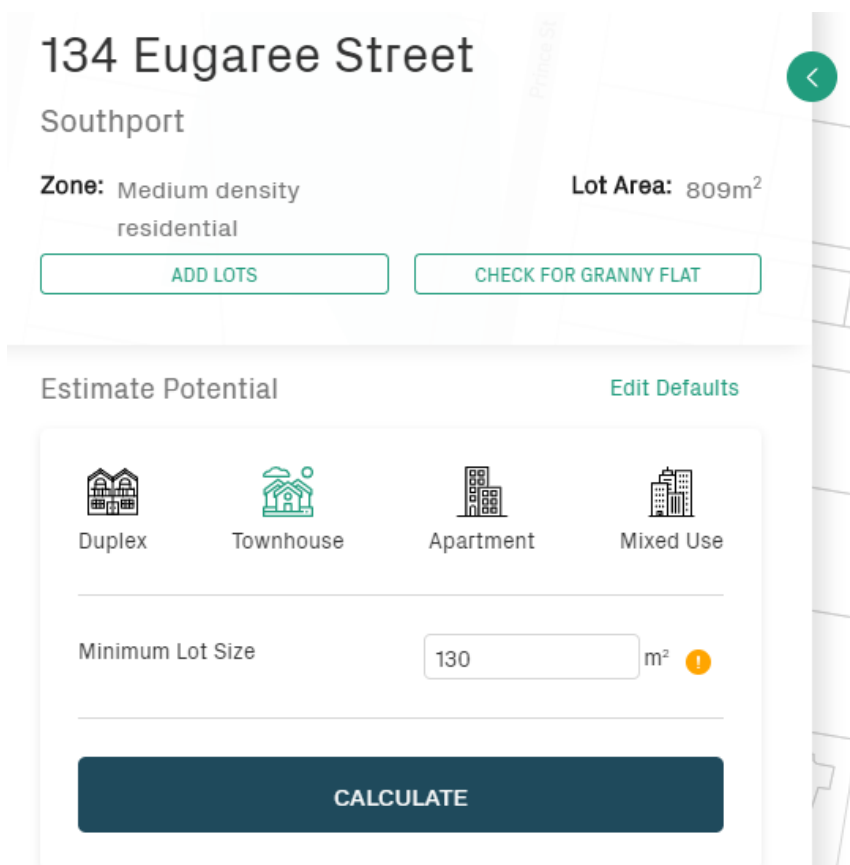


4. Enter the required information and click **“Update Defaults”**.

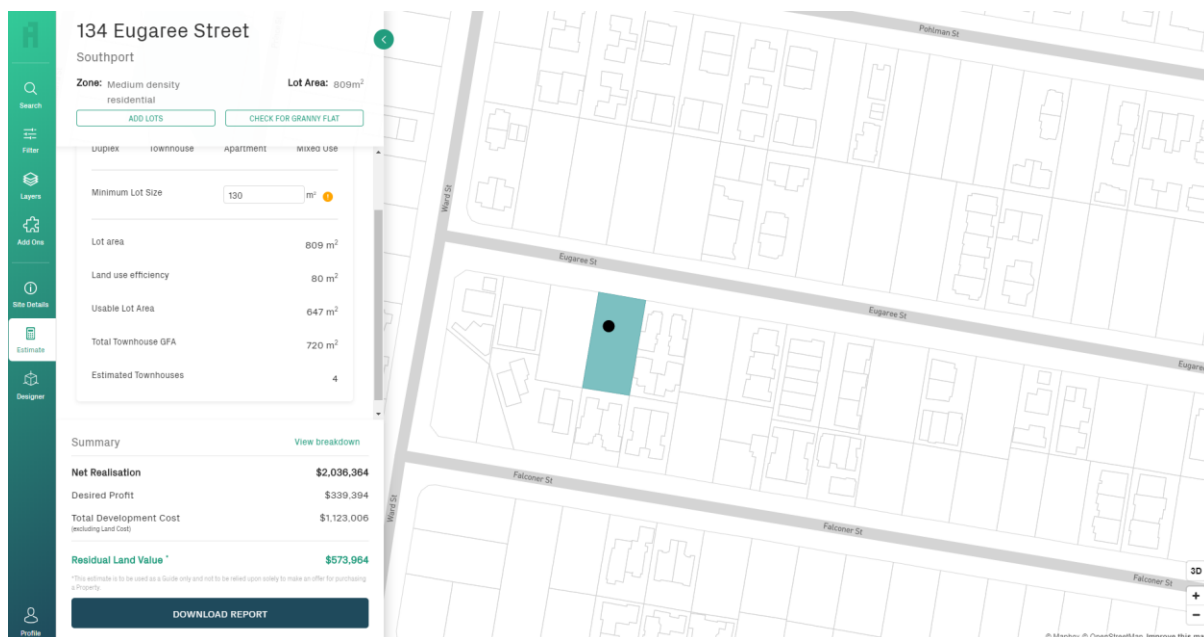


- Land Use Efficiency – % of the proposed development
- Average Lot Size – the average size of the proposed lots
- Average GFA – the average size of the gross floor area of proposed dwelling
- Average Sale per townhouse – estimated average sale price
- Average Cost per townhouse – estimated cost to build each townhouse
- Profit Risk Margin – desired profit margin (return on investment)
- ODC – other development costs expressed as a %
- Closing Cost – real estate agent’s selling fees and other costs incurred

- Once defaults are updated, click the green back arrow button and enter the minimum lot size and click **“Calculate”**.



- The results will display on screen and estimate the number of townhouses that can potentially be built on the subject site. A summary is also provided which calculates the Net Realisation, Desired Profit, Total Development Cost and Residual Land Value.



7. To view a detailed breakdown of the calculations, click on “View breakdown”.

134 Fugaree Street Calculation Breakdown	
<b>Gross Realisation (revenue including GST)</b> 4 dwellings @ \$560000	\$2,240,000
<b>Less GST</b> 10% of Net Realisation	\$203,636
<b>Net Realisation (excluding GST)</b> Sales less GST	\$2,036,364
<b>Less Profit and Risk Margin (%)</b> 20% of Total Development Cost	\$339,394
<b>Total Development Cost (TDC)</b> Total available for Development inc Land Cost	\$1,696,970
<b>Less Other Development Costs (ODC)</b> 20% of Subtotal	\$282,828
<b>Subtotal</b> Total available for Construction inc Land Cost	\$1,414,141
<b>Less Cost of Construction</b> 4 dwellings @ \$200000	\$800,000
<b>Subtotal Available for Land Purchase</b> Total available for Land Purchase before Closing Costs	\$614,141
<b>Less Closing Costs (%)</b> 7% of Subtotal	\$40,177
<b>Residual Land Value (RLV)</b> Maximum Purchase Price	\$573,964

Please note these estimated are to be used a guide only and not be relied upon solely to make an offer for purchasing a property.

8. To save a copy of the report in PDF, click “Download Report”.

For more information please call 1300 737 782 or email [info@realestateinvestar.com.au](mailto:info@realestateinvestar.com.au).