

28 Units

2 Bedroom Units:

Total land purchase price:		R 1 950 000,00
Erf size (sqm):	131,738	
Rate per sqm:	R 528,65	
Land Purchase price:	Ex. VAT R 69 642,86	

Total building (sqm):	54	
Building rate:	R 12 173,91	
Build cost:	Ex. VAT R 657 391,30	

Land Purchase price:	Ex. VAT R 69 642,86	
Build cost:	Ex. VAT R 657 391,30	
Total per Unit	Ex. VAT R 727 034,16	
Total cost per m2 (54m2)	Ex. VAT R 13 463,60	
Total of all units (1512m2)	28 Units Ex. VAT R 20 356 956,52	

Refuse costs:	R 7 500,00	16 m2	Ex. VAT R 120 000,00
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Total Land and build costs:	Ex. VAT R 20 476 956,52	
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Once off deductions:

Architectural fees (Design, Municipal, etc)	+-	R 603 658,70	
Structural/Civil engineering	+-	R 258 710,87	
Surveyor fees (Survey, etc)	+-	R 34 494,78	
Transfer Duties + Attorney Cost:	+-	R 100 000,00	
Consolidation costs:	+-	R -	
Sectional Title costs:	+-	R -	
Body corp setup:	+-	R 15 000,00	
Professional Fees:	Ex. VAT R 1 011 864,35		

Site Development fees:	+-	R 2 500,00	
Municipal submission fees (51-100 sqm)	R 7 001,74	1512 m2	R 95 279,67
Sewer levi's	+-	R 70 000,00	
TDL	+-	R 240 000,00	
Traffic impact study	+-	R 50 000,00	
Are all services in place?		R -	
Submission related fees:	Ex. VAT R 457 779,67		

Total holding costs:	Ex. VAT R 250 000,00	
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Total Once-off costs:	Ex. VAT R 1 719 644,01	
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Final summary:

Total Deduction costs:	R 1 719 644,01	
Total investment	R 20 476 956,52	
Total overall costs:	Ex. VAT R 22 196 600,54	

Per Unit (break-even):	28 Units	Ex. VAT R 792 735,73	
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Profits per unit:	8%	Ex. VAT R 63 418,86	
Selling price per unit		Ex. VAT R 856 154,59	

Total Profits:	Ex. VAT R 1 775 728,04	
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24 Units

2 Bedroom Units:

Total land purchase price:		R 1 350 000,00
Erf size (sqm):	111,148	
Rate per sqm:	R 506,08	
Land Purchase price:	Ex. VAT R 56 250,00	

Total building (sqm):	54	
Building rate:	R 12 173,91	
Build cost:	Ex. VAT R 657 391,30	

Land Purchase price:	Ex. VAT R 56 250,00	
Build cost:	Ex. VAT R 657 391,30	
Total per Unit	Ex. VAT R 713 641,30	
Total cost per m2 (54m2)	Ex. VAT R 13 215,58	
Total of all units (1296m2)	24 Units Ex. VAT R 17 127 391,30	

Refuse costs:	R 7 500,00	16 m2	Ex. VAT R 120 000,00
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Total Land and build costs:	Ex. VAT R 17 247 391,30	
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Once off deductions:

Architectural fees (Design, Municipal, etc)	+-	R 603 658,70	
Structural/Civil engineering	+-	R 258 710,87	
Surveyor fees (Survey, etc)	+-	R 34 494,78	
Transfer Duties + Attorney Cost:	+-	R 100 000,00	
Consolidation costs:	+-	R -	
Sectional Title costs:	+-	R -	
Body corp setup:	+-	R 15 000,00	
Professional Fees:	Ex. VAT R 1 011 864,35		

Site Development fees:	+-	R 2 500,00	
Municipal submission fees (51-100 sqm)	R 7 001,74	1296 m2	R 81 668,29
Sewer levi's	+-	R 70 000,00	
TDL	+-	R 240 000,00	
Traffic impact study	+-	R 50 000,00	
Are all services in place?		R -	
Submission related fees:	Ex. VAT R 444 168,29		

Total holding costs:	Ex. VAT R 250 000,00	
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Total Once-off costs:	Ex. VAT R 1 706 032,63	
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Final summary:

Total Deduction costs:	R 1 706 032,63	
Total investment	R 17 247 391,30	
Total overall costs:	Ex. VAT R 18 953 423,94	

Per Unit (break-even):	24 Units	Ex. VAT R 789 726,00	
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Profits per unit:	8%	Ex. VAT R 63 178,08	
Selling price per unit		Ex. VAT R 852 904,08	

Total Profits:	Ex. VAT R 1 516 273,91	
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