

Opportunity to purchase 12 lot subdivision. Development Approval in place
Lot 23 Hope Street, Cooktown

Sale Price - Land with DA (use GST margin scheme) **450000**

Development costs already paid by owner:

2021 year	Application Fees, design etc	7090
2022 year	Plumber/Preliminaries/Fees	5526
2023 year	Site conditions/Preliminaries	39145
		<u>51761</u> <i>Included in sale price</i>

Projected development costs to complete subdivision (new owner):

	Total:	Ex GST:
Electrical, Street Lighting and Telecommunications	25350	23045 <i>quote from KFB Engineers</i>
Miscellaneous - Survey and plan registration/Supervision	36000	32727 <i>quote from KFB Engineers</i>
Preliminaries	60000	54545 <i>quote from KFB Engineers</i>
Earthworks	149612	136011 <i>quote from KFB Engineers</i>
Stormwater Drainage	141750	128864 <i>quote from KFB Engineers</i>
Pressure Mains	101652	92411 <i>quote from KFB Engineers</i>
Sewerage Reticulation	152860	138964 <i>quote from KFB Engineers</i>
Roadworks	162248	147498 <i>quote from KFB Engineers</i>
Landscaping & Street Furniture	17510	15918 <i>quote from KFB Engineers</i>
Underground Conduits	120000	109091 <i>quote from KFB Engineers</i>
	<u>966982</u>	<u>879075</u>
Infrastructure Charges		
Stage 2 - Reconfiguring 2 lots and balance		25200
Stage 3 - Reconfiguring a Lot (10 lots)		84000
		<u>109200</u>

TOTAL LAND & DEVELOPMENT COSTS **1438275**

Projected Sale Prices:

Lot 1	185000
Lot 2	185000
Lot 3	185000
Lot 4	185000
Lot 5	185000
Lot 6	185000
Lot 7	185000
Lot 8	185000
Lot 9	185000
Lot 10	185000
Lot 11	185000
Lot 12	185000
	<u>2220000</u>

less		
GST on Sale (Margin Scheme)		160909
Selling commissions	2.20%	48840
Legal costs	\$1,000 12	\$12,000

NET SALE PROCEEDS **\$1,998,251**

PROJECTED PROFIT IN DEAL **\$ 559,976**

Return on Investment **39%**