

**DEVELOPMENT PROPOSAL FOR XXXXXXX ST, SOUTHPORT  
PROJECT TYPE: 5 TOWNHOUSES  
LOCATION: SOUTHPORT, GOLD COAST, QLD**

Land Cost	\$798,028
Development Approval	DONE
Stamp Duty & Legals	\$32,849
Building cost of 5 Townhouses	\$1,170,000
Civils (fencing, driveway, drainage)	\$80,000
Strata Titling and Body Corporate	\$7,500
Headworks Cost (Council Fees)	\$75,000
Holding Costs and Bank Fees	\$107,134
Demolition of house	DONE
<b>TOTAL</b>	<b>\$2,270,511</b>
Sold Units @ \$550,000 x 5	\$2,750,000
Less costs	\$2,270,511
<b>Profit</b>	<b>\$479,489</b>
If you retain property into your portfolio	
Rental 5 x 4 Bedrooms @ \$520 per week	\$2,600
<b>TOTAL RENTAL INCOME PER YEAR</b>	<b>\$135,200</b>

Figures are for an Initial High Level Feasibility and are Indicative only.  
Contact Malyshka Pty Ltd for further discussion.