

**DEVELOPMENT PROPOSAL FOR
XXXXX ST, MIDDLE RIDGE TOOWOOMBA
PROJECT TYPE: 9 TOWNHOUSES
LOCATION: TOOWOOMBA**

Land Cost	\$550,000
Development Approval	\$80,000
Stamp Duty & Legals	\$18,000
Building cost of 9 Townhouses	\$1,620,000
Civils (fencing, driveway, drainage)	\$120,000
Project Management Fee	\$50,000
Headworks Cost (Council Fees)	\$90,000
Holding Costs and Bank Fees	\$130,000
Demolition of house	\$20,000
TOTAL	\$2,678,000
Sold Units @ \$400,000 x 9	\$3,600,000
Less costs	\$2,678,000
Profit	\$922,000
If you retain property into your portfolio	
Rental 9 x 3 Bedrooms @ \$420 per week	\$3,780
TOTAL RENTAL INCOME PER YEAR	\$196,560

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