

DEVELOPMENT SITE REPORT,
26-28 William Street, Port Macquarie

THORN PROPERTY

RESIDENTIAL SALES • DEVELOPMENT SALES

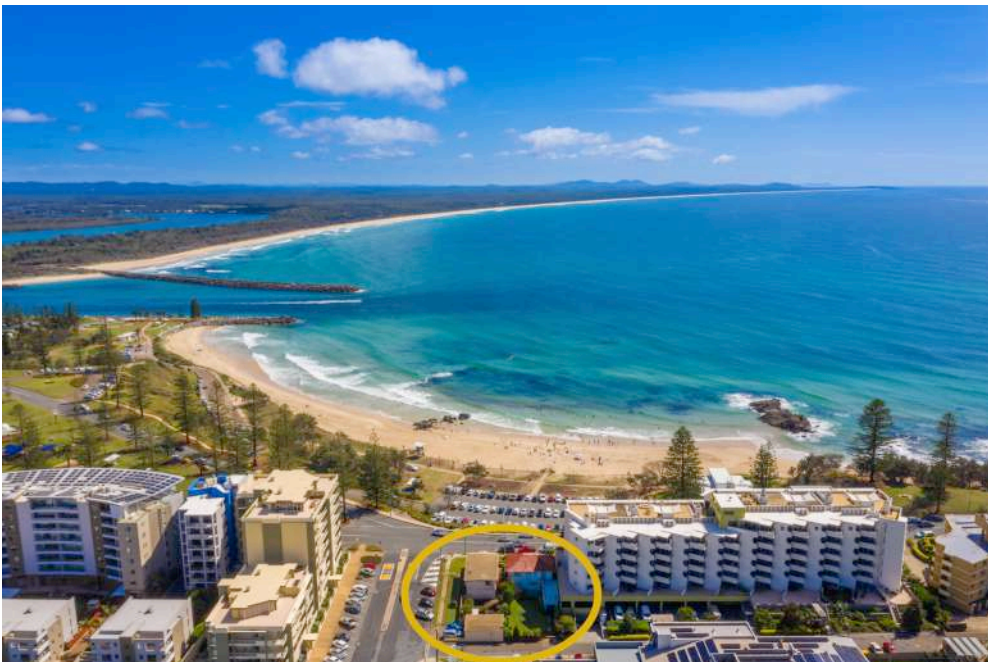


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Two adjoining properties situated directly opposite Town Beach at Port MacQuarie. Combined area is 1,170SqM.



The site has a due north aspect and is situated at the closest possible distance for high density residential: 54M from the beach



DEVELOPMENT OPPORTUNITY – 26-28 WILLIAM STREET, PORT MACQUARIE

This is the last beach-front development left in Port Macquarie and represents an unprecedented opportunity for the right developer.

The 1,170SqM site is located directly opposite Town Beach in Port Macquarie.

26-28 William Street is zoned 'High Density Residential' and comes with a lapsed (2006) DA approved for a 7 storey residential flat building containing 13 apartments and a restaurant, or 14 apartments and penthouse, with underground parking.

The location is close to all amenities and situated on a corner site with access to the rear via a low-traffic lane. It is skirted by quality residential developments.

The site would suit high quality 2,3&4 bedroom apartments of around 80-160+SqM internal space with full-length balconies. Similar apartments have sold recently within a 400M radius for between \$1.85-\$2.03M (\$9-\$12,000/SqM)

Expected completed selling price for high quality apartments on this site is between \$1.85-\$2.2M.



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DEVELOPMENT POTENTIAL:

Potential Yield: \$34,200,000 (average \$1.9M sale price)
Density: 18 apartments @ (average) 140SqM
Projected return: 31% (over 18 months)

Purchase price: \$8M.

Please contact **Mark Thorn** on **(0419) 989 923** for further details.

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INDICATIVE FEASIBILITY OUTLINE:

26-28 WILIAM ST, PORT MACQUARIE	HIGH DENSITY RESIDENTIAL
ABOVE THE LINE RETURN ESTIMATE:	
Land Size (SqM)	1,170
Exclusion Zone	0
Usable land	1,170
Lot size allowable (SqM)	1,170
Number of lots after roads & water	1.00
Size / lot (SqM) excluding roads	1,170
Internal size of apartments - SqM (Average)	160
Number of apartments allowable (assumes 8 floors)	18.0
Average resale cost of each apartment	\$1,900,000.00
Potential yield of project	\$34,200,000.00
Purchase to Yield multiple	4.28
Buy Price/SqM	\$6,838
Sale Price/SqM (Apartment)	\$11,875
PURCHASE AND BUILD	
Land purchase cost	\$8,000,000
Stamp Duty	\$576,000.00
Build cost/SqM	\$2,800.00
Build cost per apartment	\$448,000.00
Basement/SqM	\$1,300.00
Basement build	\$1,430,000.00
Total purchase & build cost	\$18,070,000.00
SITE DEVELOPMENT AND APPROVAL:	
Planning and approvals	\$90,000.00
Developer Contributions (notional)	\$30,000.00
Legal fees	\$542,100.00
Total development costs	\$2,192,100.00



INDICATIVE FEASIBILITY OUTLINE (Contd):

MARKETING	
Marketing	<u>\$50,000.00</u>
FINANCING:	
Loan to value ratio	70%
Borrowings	\$14,218,470.00
Equity needed	\$6,093,630.00
Loan percentage	7%
Monthly mortgage payment	\$82,941.08
Annual mortgage payment	\$995,292.90
Project length (years)	1
Interest over project duration	<u>\$995,292.90</u>
SELLING COSTS:	
Legal fees	\$100,000
Selling Agent's fees	\$684,000
GST (Notional with credits)	\$1,466,363.64
Total selling costs	<u>\$2,250,363.64</u>
Profit on development (Cost/Yield)	<u>\$10,642,243.46</u>
Profit % over Duration	31.12%
Profit per annum	20.75%
Profit split Dev/Investors = 50/50	15.56%



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