

Reverse Feasibility V3.0

Profit Calculations					REF
SELLING DETAILS					
Sale Price			560000	=D3	D3
GST - If applicable			0		
Selling Cost - suggested 3%	Rule of Thumb %	0.03		=D3*C5	C5
Profit from Deal			40000		D6
Funds Representing Net Sales & Profit				=D3-D4-D5-D6	
STRATEGY COSTS					
Renovation Strategy Cost %	Rule of Thumb %	0.09		=\$D\$19*C11	C11
Subdivision Strategy Cost %	Adjust % to suit	0		=\$D\$19*C12	C12
Strata Strategy Cost %	Adjust % to suit	0		=\$D\$19*C13	C13
Total Strategy Cost				=D11+D12+D13	
Stamp Duty & Legals % - suggested 6%		0.06		=D19*C15	C15
Offer Price %		1		=D19	
Total Percentage of above				=C11+C12+C13+C15+C16	
Offer Price pre Holding Costs				=D8/C17	
Less Holding Costs	Months	3		=(D37/12)*C20	C20
Final Offer Price					=D19-D20
Interest Calculations					
LVR%		0.8			C25
Loan Amount				=D19*C25	
Deposit Cash	<i>Choose only One</i>		0		D27
Deposit Borrowed			83138		D28
Stamp Duty & Legals Cash	<i>Choose only One</i>		0		D30
Stamp Duty & Legals Borrowed		0.06		25926	D31
Loan Interest Rate		0.05			C33
Deposit Borrowed Interest Rate		0.052			C34
Stamp Duty & Legals Borrowed Interest Rate		0.054			C35
Total Annual Interest Charged				=(D26*C33)+(D28*C34)+(D	

Fill in the **YELLOW** boxes. Start at the top and work downwards. The final offer price will be calculated according to your inputted figures. Please feedback any issues or concerns you may have directly to our email address coaching@realestatesuccess.com.au

Designed and produced by Michael & Sara Franks - Ultimate Real Estate Success Coaches