

Deal Analysis Workshop





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Objective

- Assess the Deal for:
- Desirability - is it desirable in the market place
- Affordability – is the end product affordable / can you afford to finance it?
- Profitability – Feaso, feaso, feaso
- Viability – Is it right for you, just because you can doesn't mean you should
- and Do-ability – What about your ability, skillset, risk profile....

- What would you Build and why?

- Have your group split up to complete the varying tasks – then come together to make your decision

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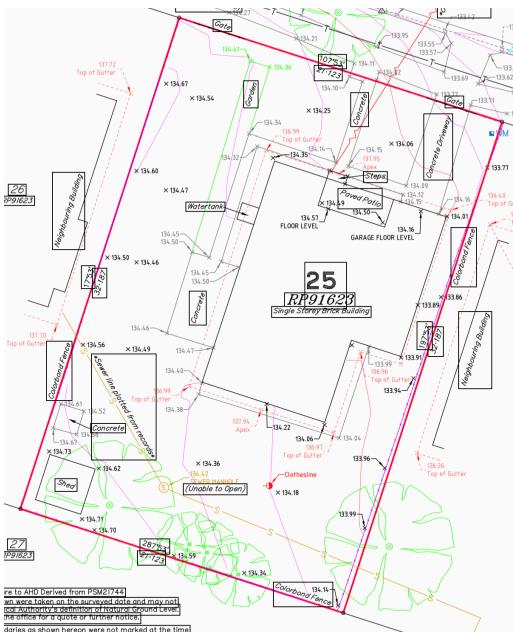
The Deal



122 King Street Buderim QLD 4556 - Built 1975 - lowest brick

3 1 - 109m² 678m²

SOLD NOV 2021	Sale Price	\$863,000
PPrice	863,000	
Stamp Duty	31,860	
Rates	54	
Legals	1,661	
TOTAL	896,575	



More details on the site:
Zoned medium Density
What could / should be built on the site?
What would the rough feaso look like?
Justify your Decision



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Deal Option 2

- Knock Down Rebuild
- **Single Build OR Duplex???**
- Minimum Frontage 20m

- Height 12m

- Min Lot Size 250sqm
- (Duplex)





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Deal Option 3

- Multi Unit Build – min lot size 600sqm (Starting product)
- Potential 3-4 Units?
- Height 12m



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Tools you may choose to use....

- R/E Com
- Domain
- RP Data
- Pricerfinder
- Archistar
- Investar
- GVA Software
- ABS
- BMT – Build Cost
- Google



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