

YEAR	0	1	2	3	4	TOTAL
REVENUE						
Sale of Building Units A				15,000,000		15,000,000
Sale of Building Units B					12,500,000	12,500,000
Less selling costs @ 3.5%				-525,000	-437,500	-962,500
Less GST				-1,125,000	-937,500	-2,062,500
Net sale proceeds				13,350,000	11,125,000	24,475,000
COSTS						
Purchase price	4,950,000					4,950,000
Stamp duty	222,750					222,750
Other purchasing costs	40,000					40,000
CONSTRUCTION						
Demolition		150,000				150,000
Construction Building A			5,100,000			5,100,000
Construction Building B				4,250,000		4,250,000
Professional fees @ 9.0%		13,500	459,000	382,500		855,000
Statutory contributions			420,000	350,000		770,000
Water contribution			78,000	65,000		143,000
Land holding costs		123,000	123,000	123,000		369,000
Finance fees and charges	140,000					140,000
Net cash flow	-5,352,750	-286,500	-6,180,000	8,179,500	11,125,000	7,485,250
Discount factor @ 20.0%	1	0.83	0.69	0.58	0.48	
Discount NCF	-5,352,750	-238,750	-4,291,667	4,733,507	5,365,066	215,406
NPV @ Discount rate of 20%	215,406					
IRR	20.98%					

A Guide To Property Development

Steve Chandler



A Guide To Property Development:

An Inside Guide to Property Development and Investment JOHN. HOWARD, 2023-05-28 As one of the most experienced property developers in the UK John Howard has bought and sold in excess of 4 000 properties during a career spanning over four decades [John Howard's Inside Guide to Property Development and Investment for Newcomers](#) John Howard, 2018-06-26 A complete guide to all aspects of property development and investment Not only will this book help you to make a profit from property it will also save you time and money An insider's guide from someone who's been there and done it all So you want to become a property developer But where do you start And how do you make a success of property investing In this book John Howard shares his vast experience in property development and investment He offers insider tips and hard nosed practical advice on the business of property development with unique insights that have made him a successful property developer In this book you'll learn The basics of how to get started and actually put a deal together Where to find funding and investors for your property deals How to avoid common problems and pitfalls faced by novice investors A simple process of how to buy and sell property Which types of property to choose flats or houses residential or commercial urban or rural Where to find and buy properties from auctions to online Which type of property development to go for renovation restoration or new builds What sort of property developer you want to become Tips on buying to rent and buy to let mortgages Whether to trade in a rising market or dropping market How to avoid going under during property recessions How to choose and work with builders estate agents and solicitors Whether you're a first time investor a complete beginner have already purchased a few properties or are currently working in property this book is for you If you want to become an independent self sufficient property developer this book will help you maximise your profits **The Complete Guide to Property Development for the Small Investor** Catherine Dawson, 2007 The Complete Guide to Property Development for the Small Investor covers every stage of property development Including both practical how to advice and important guidance on making a profit from property investment this guide constitutes a helpful user friendly guide on property development for those interested in starting out on this path It also provides a useful checklist and updates on much important information for the experienced developer This fully revised and updated second edition includes vital new information on changes to tax VAT incentives the tenant Notice to Quit and the Home Information Pack additional information on the HMO Property Licence and the Housing Health and Safety Rating System and information on the ramifications of the Housing Act 2004 as it comes into effect **Property Development** Gavin Le Chat, 2010 Property Development offers a comprehensive step by step guide to the acquisition of land for development It provides a detailed analysis of the advantages and disadvantages of the different structures that may be used to finance and facilitate development work *Property Development for Beginners* Steve Chandler, 2013 Have you been thinking about undertaking a property development project but don't know how or where to begin Do you work in a part of the property development

industry but don't understand the entire process. As a building and property development consultant, coach, mentor, and trainer, Steve Chandler has much to offer in this book written to assist people consider, plan, and execute their initial property development projects. With over thirty years of experience in the building and property development industry, Steve provides a beginners guide to the property development process, commencing from the very first thoughts about starting a property development project through to joint ventures, risk, site acquisition, design, cost control, authorities, building, contractors, superintendence of the building works, sales and marketing, and settlement of the project's revenues. Each facet of a property development project is considered. This book is essential reading for anyone considering undertaking their initial property development projects or who want to learn more about the property development process.

Sustainable Property Development Miles Keeping, David Shiers, 2009-02-11. This book identifies, defines, and explains in detail property-related environmental issues. It is written in an easy-to-follow style and presented in a lively format. Issues are explained with reference to relevant background information, practical issues, and problems posed. The book is supported by current case studies, and there is learning material with model answers for students and lecturers to use for group work. Each topic, e.g., law, economics, property development, is structured in the same way: headline the big issues and important questions, background, historical, legislative, technical, practical problems and solutions, discussion points, case studies, sources of information, further study.

12 Ways to Wealth through Property Development J Cyril, 2024-02-10. *12 Ways to Wealth through Property Development* is a comprehensive guide for aspiring property developers who want to achieve financial success in the industry. The book offers twelve proven strategies that will help readers navigate the complex world of property development and maximize their profits. Each chapter focuses on a specific method, providing step-by-step instructions, real-life case studies, and expert advice from seasoned professionals. The book covers various topics such as finding the right location, securing financing, managing construction projects, and marketing properties. It also delves into the mindset of successful property developers, exploring their strategies for overcoming challenges and staying ahead of the competition. What sets this book apart is its focus on long-term wealth creation. The author emphasizes sustainable practices that not only generate immediate profits but also ensure ongoing success in the ever-changing real estate market. The book provides actionable advice on identifying profitable investment opportunities, conducting thorough market research, developing a solid business plan, navigating legal and regulatory requirements, maximizing rental income, utilizing tax advantages for property developers, building a reliable team of professionals, and scaling a property development business. Throughout the book, readers will find practical examples, checklists, and resources that empower them to make informed decisions and take calculated risks in their property development journey. Whether readers dream of flipping houses for quick profits or building a portfolio of rental properties for long-term wealth, *12 Ways to Wealth through Property Development* serves as a roadmap to success. Overall, this book offers valuable insights into the world of property development and provides readers with the knowledge and

confidence to turn their dreams into reality It is an essential resource for anyone interested in building wealth through property development

Australian Residential Property Development Ron Forlee, 2012-01-06 Australians have long had a love affair with residential property We have one of the highest rates of homeownership in the world and investing in residential real estate is a popular route to financial security In this fascinating practical book successful property developer architect and writer Ron Forlee shows how through careful planning and development returns on property investment can be considerably enhanced Readers are taken step by step from site selection sourcing development finance getting advice working with contractors councils consultants and solicitors costing monitoring and managing risk and marketing to finally selling the improved property Including tables checklists and drawings Australian Residential Property Development offers a huge amount of information evolving from the author's own education and experience

Complete Guide to Property Development for the Small Investor Catherine Dawson, 2006 In recent years property development has become a business that all types of people with a reasonable source of finance can get into The media is flooded with property investment success stories so it is not surprising that there is a host of wannabe property investors champing at the bit Unlike other property books this book addresses the practical how to aspects of property development as well as how to make a profit from your investment This user friendly new book covers every stage of property development from preparing and arranging your finances obtaining planning permission working with contractors right through to marketing your property for sale or rental Also includes an extensive list of useful addresses websites and further reading

Property Development David Isaac, John O'Leary, Mark Daley, 2016-05-27 The fully revised and updated third edition of this textbook provides a comprehensive guide to the property development process taking readers from initial project evaluation to planning funding construction and disposal The last ten years have seen regional planning apparatus swept away and replaced by new neighbourhood plans and more prominence is now given to financial viability in planning policy and decision making The uncertainty of the financial crisis and the associated housing crash have given way to a new wave of commercial and housing development and in this period of growth it is more important than ever to be aware of the risks and opportunities inherent in the property market This book is an ideal companion for students on courses in estate management land economics property development real estate surveying construction planning and related subjects The book will also have value for practitioners in any of these fields who as part of their CPD obligations may be looking to refresh and update their knowledge New to this Edition New chapters on planning and the sustainability agenda reflecting recent changes and the increasing centrality of these topics in modern development Exploration of crucial emerging themes such as development viability and affordable housing the impact of the Community Infrastructure Levy sensitivity testing risk transfer and the limitations of development appraisal methods New self assessment questions with model answers on the book's companion website

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