

DEMO Project

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<https://www.realestate.com.au/property/2-warners-ave-willoughby-nsw-2068/>

<https://www.property.com.au/nsw/willoughby-2068/warners-ave/2-pid-1742460/>

Project Details

Land price: 3,000,000

Acquisition costs: 150,000

Project Cost: 1,000,000

Total Cost: 4,150,000

Debt: 2,000,000

Equity: 2,150,000

Block price : 215

Target sale price: 4,500,000

Target Completion Date: 31st Dec 2024

Target Block price. : $(4,500,000 - 2,000,000)/10,000 = 250$

Percentage growth = $(250-215)/215 = 16.3\%$ p.a

Rental – 1400 per week

Rental Yield: $1400 * 52 / 2,150,000 = 3.3\%$