

DA Approved Duplex Site

Project Summary

- Location: lower North Shore
- Price Guide \$2.6M
- Corner Site 898 sqm
- R2 zoning
- Sale due to partnership breakup

Site

The site is located in a premium location with 9km to Sydney CBD and close to school, park and local shops.

Investment

The site is proposed to be acquired with single level dwelling with the existing duplex DA.

Expected value for completed projects is in the range of \$5M to \$5.5M depends on the finish. The next door duplex is sold for \$2.52M in Nov-20 with smaller land and building envelope.

Timeframe

- Land Acquisition: Dec-2020
- Expected Land Settlement: Jan-2021
- Expected CC: Q1-2021
- Expected Construction Commencement: Q2-2021
- Expected Construction Completed: Q1-2022

Noted that the timeframe may varies and subject to council, finance, and market factors.

Exit Strategy

Option 1: Build and Sale. Resale value for each duplex is estimated above \$2.5M based on the recent market sale evidence.

Option 2: Build and Hold.

Risk Mitigation

Risk	Risk Level	Mitigation
Zoning Risk	Low	Residential R2
Liquidity Risk	Low	Sought after suburb, easy to resell
Planning Risk	Low	DA approved
Construction Risk	Low	No basement/In house building company
Exit Risk	Low	Multiple exit strategies

What we can DO?

- **Site Selection**
- **Contract Negotiation**
- **Development Management**
- **Construction Supervision**
- **Exit Execution**