

## Off Market Potential Duplex Site

### Project Summary

- Council: Ryde Council
- Acquisition Price \$1.3M to \$1.4M
- Corner Site 689 sqm
- R2 zoning
- Off market deal need to be closed in a week time

### Site

The site is a corner site with two street access. Walk to employment precinct, train station and bus stops.

### Investment

The site is proposed to be acquired with single level dwelling at \$1.3M-\$1.4M range.

Preliminary option is obtained from town planner, which suggest a duplex development can be achieved through DA process or potential CDC process.

Expected value for completed projects is in the range of \$3M to \$3.5M based on the current market at the average finish.

### Timeframe

- Land Acquisition: Nov-2019
- Expected Land Settlement: Jan-2020
- Expected CDC approved: Q3-2020
- Expected Construction Commencement: Q4-2020
- Expected Construction Completed: Q4-2021

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

### Exit Strategy

Option 1: Buy, hold, and Sell with capital gain. Considering the location of the site, it is possible to be rezoned to higher density in the future. Note that 200m from the site is R3 zoning land which is in the process to be rezoned to R4.

Option 2: Sale DA approval site. The DA approved duplex site is estimated at \$1.6M-1.8M.

Option 3: Build and Sale. Resale value for each duplex is estimated at \$1.5M to \$1.75M based on the current market condition at the average finish.

Option 4: Build and Hold.

### Risk Mitigation

| Risk              | Risk Level | Mitigation                            |
|-------------------|------------|---------------------------------------|
| Zoning Risk       | Low        | Residential R2                        |
| Liquidity Risk    | Medium     | Sought after suburb, easy to resell   |
| Finance Risk      | Low        | Existing zoning                       |
| Planning Risk     | Medium     | Complied CDC or DA                    |
| 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**