



Finance & Property  
Research Pty Ltd  
www.property-buyers-research.com

## EXISTING PROPERTY - FEASIBILITY STUDY INPUTS

<u>Item + Notes</u>	<u>Complete this column</u>	<u>Amount in \$</u>	<u>Start</u>	<u>End</u>		
Investors Name						
Contact Details						
Type of Investment						
Location address	State: .....					
Non Residential Property- GST remitted monthly?	Enter the frequency or period you have elected to pay this.					
Period Held -	From the time the deposit is paid until property is sold. <span style="font-size: 2em;">→</span>					
Equity contributed & dates						
Borrowing Interest Rate	.....% Credit Interest Rate .....					
Inflation Rate assumed	.....% Investors Tax Rate .....					
Annual Capital Gain assumed						
Building Depreciation Sched.	To be completed for “after tax” calculations					
Equipment Depreciation Sched.	To be completed for “after tax” calculations					
<b><u>INCOME</u></b>	On the Profit & Loss Account this will show as the total income for the whole period					
<b><u>Investment Sale Price</u></b>	This is calculated by the programme on one of the two choices below.					
1) Capital Gain Rate per annum	Enter the selection i.e. ....% (if this is preferred)					
2) Rent / Price Ratio (Capitalisation Rate)	Enter the selection i.e. ....% (if this if preferred). The Capitalisation rate or ratio between net rent & purchase price. Can be the same as the entry ratio or a different figure					
<b><u>Rental Schedule:</u></b> Excluding GST & outgoings						
<b><u>Tenant</u></b>	<b><u>Rent Paid</u></b>	<b><u>Frequency</u></b>	<b><u>Review Dates</u></b>	<b><u>Escalation Basis</u></b>	<b><u>Start</u></b>	<b><u>End</u></b>
1.						
2.						
3.						
4.						
<b>Rent incentive costs:</b> To allow fit out or for trading disruption etc. a rent free period may be allowed above. This needs to be stated.						

<u>Item + Notes</u>	<u>Complete this column</u>	<u>Amount in \$</u>	<u>Start</u>	<u>End</u>
Does GST apply to the rental				
Rental Outgoings Recovered from Lessee	Details.			
<b><u>Other Income</u></b>	Specify monthly or Total amount & dates			
<b><u>Less GST Collected on Income</u></b>	Calculated by the programme on non residential property			
<b><u>COSTS</u></b>				
<b><u>Purchase Price</u></b> –	Do you want to know what to pay for the investment based on required return? If not enter purchase price here \$.....			
If “yes” to above <b><u>what is the required Internal Rate of Return (IRR)</u></b>	Enter the % IRR .....%. The investment value will be calculated to deliver the required return.			
<b><u>Stamp Duty on Transfer</u></b>	Calculated by programme			
<b><u>Stamp Duty on Mortgage</u></b>	Calculated by programme			
<b><u>Finance Establishment Costs</u></b> Application Fee - Valuation fee -				
<b><u>Conveyancing - (Purchase)</u></b>				
<b><u>Construction Planned</u></b>	<b><u>Only where extensions are intended - skip shaded area if none intended.</u></b>			
<b><u>Building Consultants -</u></b> Town Planner + DA Report Specialists (Arborist, Environmental, Bushfire, Energy Efficiency, Landscape Architect, Flood report, Heritage etc. Surveyors site plan				
Building Cost Estimate				
Construction Cost Escalation %				
Architect	Over and above building approval			
Geotechnical Engineer				
Civil & Structural Engineer				
Electrical Engineer				
Surveyor – Set Outs				
Surveyor Strata Plan				
Legal – Strata Plan				
Quantity Surveyor				
<b><u>Fees</u></b>				
DA Application Fees				
Section 94 Contribution				
Signage				
Strata – Reg. Generals Fees				



<u>Item + Notes</u>	<u>Complete this column</u>	<u>Amount in \$</u>	<u>Start</u>	<u>End</u>
<u>Leasing &amp; Management Fees</u>				
<u>Selling Fees</u>				
<u>Conveyancing (Sale)</u>				
<u>Council Rates</u>				
<u>Water Rates</u>				
<u>Land Tax</u>				
<u>Other Costs</u>				
Feasibility Study Costs				
Finance Procurement – Debt				
Finance Procurement – Equity				
Valuation				
Initial Accounting				
Ongoing Accounting				
Repairs & Maintenance				
Insurance				
Advertising for Sale				
<u>Contingency Amount</u>				
<u>GST Input Credits</u>	Calculated by programme			
<u>Borrowing Interest</u>	Calculated by programme			
<u>Income Tax</u>	Calculated by programme if included			
<u>Capital Gains Tax</u>	Calculated by programme if included			
<b><u>THE FOLLOWING REPORTS ARE THEN GENERATED BY US</u></b>				
<b>Profitability Figures</b>	Internal Rate of Return on Project and Equity, Margin on Equity, Peak Level of Debt and the month incurred			
<b>Profit &amp; Loss Account - Categorized</b>	Summarised version on 1 page with or without Income Tax and Capital Gains tax calculations.			
<b>GST Report</b>	The total of all pre GST costs + interest is shown here			
<b>Cash Flow - Categorized</b>	Shown in reverse signage (programme requirement)			
<b>Capital Value Escalation rate variations <u>or</u></b>	These are sensitivity reports which show the impact on profitability adopting figures either side of the chosen inputs. This therefore highlights the most important variables, enabling identification of the most important issues.			
<b>Capitalisation Rate Variations (where used).</b>				
<b>Borrowing Interest Rate Variations</b>				
<b>Rent Escalation Rate Variations</b>				
<b>Equity Variations</b>				
<b>Investment Period Variations</b>				
<b>Leasing Vacancy Rate Variations</b>				

