

Setup Preferences for Project Title as at Jan-2009

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**Preliminary**

Cash Flow Title	<b>Detailed DM</b>	Description of Option/Stage	200 Apartments with ground floor retail
Date of First Period:	Jun-2006		
Cash Flow Rest Period:	Monthly		
Enter Project Size (a)	220 Units		
Enter Project Size (b)	200 000 GFA (sqm)		
Enter Site Area	5,500 Sqm	Floor Space Ratio	4:1
		Equated Gross Floor Area	22,000.00 Sqm
Type	Miscellaneous		
Status	Initial Budget		

**Goods and Services Tax** (Using General Tax Rule)

Goods and Services Tax Rate	10.00%
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Developer's GST Credits	Reclaimed ONE Month Later
Developer's Liability	Paid in the Same Month
All Project Costs	To be entered Net of GST
Rental Income & Leasing Costs	To be entered Net of GST
Sales Revenue	To be entered Inclusive of GST
Other Income	To be entered Inclusive of GST

**Cost Escalation**

	Escalation Rates (Applied Per Annum) based on Cashflow Period Years commencing										
	Jun-06	Jun-07	Jun-08	Jun-09	Jun-10	Jun-11	Jun-12	Jun-13	Jun-14	Jun-15	
Professional Fees	2.00%	3.00%	2.50%	3.00%	4.00%	3.00%	3.50%	4.00%	3.50%	3.50%	
Construction Costs (Uncategorised)	2.00%	3.00%	2.50%	3.00%	4.00%	3.00%	3.50%	4.00%	3.50%	3.50%	
Subdivision Costs	2.00%	3.00%	2.50%	3.00%	4.00%	3.00%	3.50%	4.00%	3.50%	3.50%	
Stage Costs	2.00%	3.00%	2.50%	3.00%	4.00%	3.00%	3.50%	4.00%	3.50%	3.50%	
Built Form	2.00%	3.00%	2.50%	3.00%	4.00%	3.00%	3.50%	4.00%	3.50%	3.50%	
Other	2.00%	3.00%	2.50%	3.00%	4.00%	3.00%	3.50%	4.00%	3.50%	3.50%	
Other	2.00%	3.00%	2.50%	3.00%	4.00%	3.00%	3.50%	4.00%	3.50%	3.50%	
Statutory Fees and Contributions	2.00%	3.00%	2.50%	3.00%	4.00%	3.00%	3.50%	4.00%	3.50%	3.50%	
Miscellaneous Costs	2.00%	3.00%	2.50%	3.00%	4.00%	3.00%	3.50%	4.00%	3.50%	3.50%	
Miscellaneous Costs	2.00%	3.00%	2.50%	3.00%	4.00%	3.00%	3.50%	4.00%	3.50%	3.50%	
Miscellaneous Costs	2.00%	3.00%	2.50%	3.00%	4.00%	3.00%	3.50%	4.00%	3.50%	3.50%	
Land Holding Costs	2.00%	3.00%	2.50%	3.00%	4.00%	3.00%	3.50%	4.00%	3.50%	3.50%	
Selling and Leasing Costs	2.00%	3.00%	2.50%	3.00%	4.00%	3.00%	3.50%	4.00%	3.50%	3.50%	
Finance Costs	2.00%	3.00%	2.50%	3.00%	4.00%	3.00%	3.50%	4.00%	3.50%	3.50%	

**Sales and Rental Revenue Escalation**

Category	Code	Escalation Rates (Applied Per Annum) based on Cashflow Period Years commencing									
		Jun-06	Jun-07	Jun-08	Jun-09	Jun-10	Jun-11	Jun-12	Jun-13	Jun-14	Jun-15
Residential - 1 Bedroom Units	RS1	2.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Residential - 2 Bedroom Units	RS2	2.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Residential - 3 Bedroom Units	RS3	2.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Detached Dwellings Lots	RDD	2.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Townhouse Lots	RTH	2.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Commercial Office	COM	2.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Retail Shops	RET	2.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Industrial Units	IND	2.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Storage & Warehousing	STW	2.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Other	OTH	2.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%

Rental escalation occurs up to lease start date. For rent review escalation during lease period refer to the Cash Flow sheet.

**Sales Commission**

Costs to be entered Net of GST	Sales Commission %	% of Comm. Pre-sales *	Deposits (%Price) *
Residential - 1 Bedroom Units (RS1)	3.50%	50.00%	10.00%
Residential - 2 Bedroom Units (RS2)	3.50%	0.00%	0.00%
Residential - 3 Bedroom Units (RS3)	3.50%	50.00%	10.00%
Detached Dwellings Lots (RDD)	3.50%	0.00%	0.00%
Townhouse Lots (RTH)	3.50%	0.00%	0.00%
Commercial Office (COM)	3.50%	0.00%	0.00%
Retail Shops (RET)	3.50%	0.00%	0.00%
Industrial Units (IND)	3.50%	0.00%	0.00%
Storage & Warehousing (STW)	3.50%	0.00%	0.00%
Other (OTH)	3.50%	0.00%	0.00%

\* % of Gross Purchase Price  
 \* Percentage of Sales Commission paid at exchange date for pre-sales  
 \* Percentage of price deposited on exchange (for pre-sales)

Report Pre-sale Commission as Project Cost

Interest Rate on Deposits Invested in Trust Account	5.00%
% of Interest retained by Developer upon settlement	50.00%

**Sales Revenue Collection Profile**

**Financing (Advanced Mode)**

General Notes: All Line Fees are paid during period of debt, in arrears  
 All Profit Share is Paid in full at project end.

**Equity**

Developer's Equity Contribution	Fixed Amount	Percentage	% of Land Purchase Price.
Injected in total upfront.		30.00%	

Interest Charged on Equity	5.00%	per annum Nominal - Capitalised (Compounded)
Interest received on Surplus Cash	4.50%	per annum received in arrears.

% of Available Funds to Repay Equity Before Debt: 0.00%

Opening Balances

Interest Charged	-
Interest Received	-

Equity Notes: Equity is paying outstanding debt  
 Equity is repaid at project end.

**Loan 1**

Description	Lender Name
Facility Limit	Progressively drawn down when required
Fixed Amount	70.00%
Percentage	% of Land Purchase Price.
Month Commencement	Auto
Maturity Month	Auto
Interest Rate	10.00% per annum Nominal - Capitalised (Compounded)
Fees	Amount Percentage Month Paid
Application Fee	- 5.00% 3
Line Fee	1.690 0.00%
Profit Split to Lender 1	5.00%

Opening Balances

Interest Charged	-
Application Fees	-
Line Fees	-

**Loan 2**

Description	Lender Name
Facility Limit	
Fixed Amount	-
Percentage	Fixed Amount
Month Commencement	Auto
Maturity Month	Auto
Interest Rate	0.00% per annum Nominal - Capitalised (Compounded)
Fees	Amount Percentage Month Paid
Application Fee	- 0.00% 0
Line Fee	- 0.00%
Profit Split to Lender 2	0.00%

Opening Balances

Interest Charged	-
Application Fees	-
Line Fees	-

**Loan 3**

Description	Lender Name
Facility Limit	
Fixed Amount	-
Percentage	Fixed Amount
Month Commencement	Auto
Maturity Month	Auto
Interest Rate	0.00% per annum Nominal - Capitalised (Compounded)
Fees	Amount Percentage Month Paid
Application Fee	- 0.00% 0
Line Fee	- 0.00%
Profit Split to Lender 3	0.00%

Opening Balances

Interest Charged	-
Application Fees	-
Line Fees	-

**Loan 4**

Description	Lender Name
Facility Limit	No Limit (use as overdraft facility)
Interest Rate	7.50% per annum Nominal - Capitalised (Compounded)
Fees	Amount Percentage Month Paid
Application Fee	1,200 0.00% 4
Line Fee	1,500 0.00%
Maintain Leverage on Loan 4	20.00% % of unsold Stock (net of selling costs and GST)

Opening Balances

Interest Charged	-
Application Fees	-
Line Fees	-

Senior Loan Notes: Senior Loan (Loan 4) is being used as an overdraft facility.

**Project Hurdle Rates**

Project Discount Rate (target IRR)	25.00%	per annum Effective, on cash flow that includes financing costs but excludes interest and corp tax.
Nominate an estimate of IRR	0.00%	per ann.
Developer's Target Return on Equity	30.00%	