



SHORCOM LIMITED

DEVELOPMENT FOR SALE



19 Red Beach Road
Red Beach, Auckland
0932





19 Red Beach Road is currently for sale.

A great opportunity awaits on this 809 sqm site - located in the Residential-Mixed Housing Urban zone.



FEASIBILITY REPORT

SINGLE SITE - 19 Red Beach - 6 Lots

Six Two-level, 42-45m2 footprint, 84-90m2 total, \$1-1.1M sell (\$11,862 per m2)

Feasibility Plan - 19 Red Beach Rd, Red Beach

Land Area	809 m2	Urban
Land Rate	1,545.12 \$/m2	bc 404.5

Project Description

Sell Price	\$1,100,000	Bedrooms	3
Number of Units	2	Study	0
Floor area	90	Bathroom	2
		Parking	1
Sell Price	\$1,000,000	Bedrooms	2
Number of Units	4	Study	0
Floor area	85.6	Bathroom	2
		Parking	1

High-level Financial Feasibility

	Incl GST	Notes
REVENUE		
Projected finished value	\$ 6,200,000	
COSTS		
Land	\$ 1,250,000	
Construction	\$ 1,306,000	
Consultants	\$ 130,600	
Council Costs	\$ 48,317	
Funding Costs	\$ 111,283	
Sales and Marketing	\$ 142,600	
Net GST Payable	\$ 508,167	
Contingency	\$ 130,600	
Project Management fee	\$ 244,467	To be distributed over the project time frame as a monthly payment
Total Costs	\$ 3,872,034	
Margin	\$ 2,327,966	
Margin on Cost	60.1%	
Build cost/Profit correlation	0.56	A measure of risk. Lower = better
Margin/Land price ratio	1.86	A measure of return. Higher = better
LVR (Loan to value ratio)	30.23%	
Parameters		
Footprint (m2)	261	
Total Floor Area (m2)	522	
Gross Floor Area (saleable m2)	522	
Projected Sale Price Per Square Meter	\$ 11,862	Approximate sell per square meter - agent to advise
Construction Cost Per Square Meter (incl)	\$ 2,500	Based on 2-storey experience
Total Capital Required	\$ 1,874,244	
Interest Cost	9.95% pa on used	\$ 111,283 Allow for 15 months on linear drawdown of capital required

19 Red Beach Road, Red Beach

Current Unitary Plan, Urban, 809m2, 2 level, 6 units, 6 parks



OUTDOOR LIVING

Unit 1-6 0F

UNIT SIZING

Unit 1-2 45m2, Total 90m2
Unit 3-6 42.8m2, Total 85.6m2

BUILDING COVERAGE

Max 45%, 364.05m2
Current 32.3%, 261.2m2

LANDSCAPED AREA

Min 35%, 283.15m2
Current 42.3%, 342.45m2

IMPERVIOUS AREA

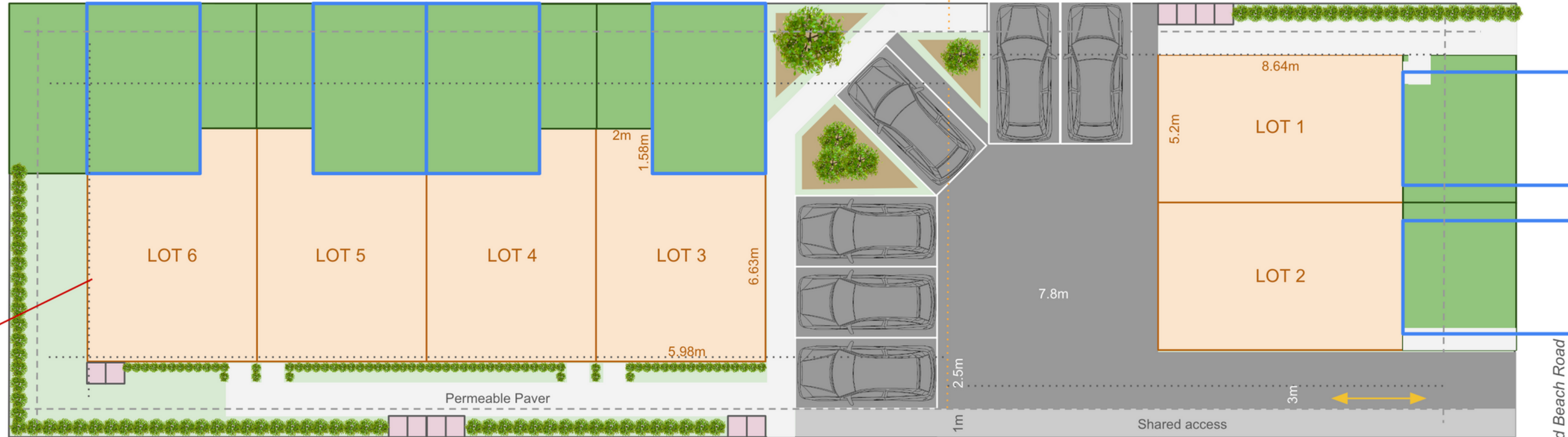
Max 60%, 485.4m2
Current 47.2%, 381.55m2

Permeable parks 85m2
Drive area 120.35m2

KEY

- Unit
- Outlook (4mx6m)
- Outdoor Living (0F)
- Outdoor balcony (1F)
- Bins
- Permeable Footpath
- Driveway
- Site Boundary
- Yards - front, side & rear
- HTB

HTB <-> AHTB



PLANS

BNL Concept Design for:
19 Red Beach Road

SPECIFICATIONS

The proposed development will include the following:

General Interiors

- Minimum 2.4m stud height in Kitchen, Dining, Living and Bedroom.
- Anti-slip tile flooring in kitchen and bathrooms
- Premium performance residential carpet in living and bedrooms
- Concrete intertenancy walls with gib linings and level 4 paint finish
- Steel frame internal walls with gib linings and level 4 paint finish
- Hollow core internal doors with paint finish
- Lockwood or similar door hardware
- Gib ceilings throughout with paint finish
- LED lighting in all areas
- Wardrobe space in each bedroom with sliding Doors
- Phone/Data to living room
- Air conditioning/Heat Pump unit in living room and bedrooms
- Roller blinds on all windows excluding bathroom windows

Kitchen

- Italian granite benchtop
- Florence Set range Italian made cabinetry
- Stainless steel sink
- Smeg Cooktop
- Smeg Dishwasher
- Smeg Oven
- Smeg Rangehood
- Smeg Waste Disposer

Bathroom

- Tiled shower with glass door
- Wall mounted vanity basin unit with soft close draw
- Vitra toilet suite (vitreous china)
- Mechanical ventilation
- Ladder style heated towel rail in bathroom
- Mirror storage cabinet to wall

External and Structure

- STO render, Colorsteel, brick cladding, weatherboards, and paint system approved cladding to exterior
- Concrete floors on all levels
- ICF wall construction systems with waterproof, steel-reinforced concrete structure
- Coloursteel Maxx roof and gutters or similar
- Rylock, APL or similar double glazed aluminum joiner



01

General Interiors



02

Kitchen



03

Bathroom



04

External & Structure