



TO	SHAREHOLDERS / INVESTORS
RE	FEASIBILITY STUDY

MOLCO
DEVELOPMENTS

DEVELOPMENT	
LAND COST	R 9 000 000
OTHER EXPENSES	R 1 408 530
DEVELOPMENT / BUILDING COST	R 17 854 142
PROFESSIONAL FEES	R 2 034 768
DEVELOPMENT COST	R 30 297 440
LESS VAT RECOVERY	R 3 720 738
TOTAL DEVELOPMENT COST	R 26 576 702

FINANCING	
MOLCO	R 10 000 000
INVESTORS	R 10 000 000
FINANCIAL INSTITUTION	R 10 297 440
TOTAL LOAN FACILITY	R 30 297 440

SELLING	
5 APARTMENT UNITS @ R 5 609 800	R 28 049 000
2 PENTHOUSES @ R 7 947 724	R 15 895 448
TOTAL SALES	R 43 944 448
LESS COMMISSION	R 1 757 778
LESS RENTAL CASH BACK	R 2 800 000
TOTAL INCOME	R 39 386 670

NETT	
TOTAL SALES (EXCL. VAT)	R 34 549 711
LESS DEVELOPMENT COST	R 26 576 702
TOTAL NETT PROFIT	R 7 973 009
R.O.I	30 %

INVESTOR	
INVESTMENT	R 10 000 000
NETT PROFIT	@ 30 %
TOTAL RETURN ON INVESTMENT	R 3 000 000
TOTAL R.O.I	30 %

