

## BIRMINGHAM CC CIL TESTING

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STUDENT HOUSING - 250 BEDS  
2012**

<b>REVENUE</b>		File: Student 250	
Block 1	250 units at 4,925.00 ea./pa	1,231,250	
<b>Inv.Value-A</b>	Gross annual income	1,231,250	
	Less: Management at 23.00%	283,188	
	Then: Voids at 3.00%	28,442	
	Net annual income	919,621	
	Capitalised at 6.25% Yield	14,713,930	
	Less Purchasers costs at 5.8%	806,624	13,907,306
(Net Income: 919,621)		<b>REVENUE</b>	<b>13,907,306</b>

**COSTS**

<b>Site Value</b>		<b>1,711,000</b>	
Site Stamp Duty	at 4.00%	68,440	
Site Legal Fees	at 0.50%	8,555	
Site Agency Fees	at 1.00%	17,110	
		Site Costs	1,805,105
Site Preparation		75,000	
Surveys		25,000	
Facilities		15,000	
		Initial Payments	115,000
Block 1	6,065.00 sq-m at 1,200.00 psm	7,278,000	
Contingency	at 5.00%	363,900	
Professional Fees	at 10.00%	727,800	
		Build Costs	8,369,700
Invest.sale Agents Fee	at 1.00%	139,073	
Invest.sale Legal Fees	at 0.50%	69,537	
		Disposal Fees	208,610