01 Decision

What does the selected strategy leave?

Marg1n · Client decision brief

12 Banksia St, Kingsford Heights NSW (sample)

NSW · Unsaved calculation · 20 October 2026

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Funding bridge

Needs cash available

Equity required
$810,505.35

Peak equity
$708,538.51

Cash available
Not entered

Extra cash needed at peak
Needs cash available

Funding summary total contribution; timing and cash returned can make the peak differ.

Timing peak: Conservative sell-everything monthly schedule. Held-stock funding uses the funding summary contribution above.

Inputs at a glance

State	NSW
Site address	Not entered
Acquisition price	$780,000.00
New dwellings	6
Builder's contract (inc GST)	$1,890,000.00 Assumed
Gross GRV (contract price on presold dwellings) (inc GST)	$4,140,000.00
GST on the sale	GST is modelled on the sale, based on the deal inputs. Assumed
GST basis	Registered for GST: Yes · Sale GST method: Margin scheme · Working assumption — tax/legal confirmation required. The margin scheme depends on how the land was bought and needs a written agreement with the buyer.
Selected strategy	6 sold · 0 kept
Programme assumptions	Lead-in / approvals: 9 months · Construction: 12 months · Selling / settlement: 6 months
Lending assumptions	Loan product: Commercial · Sizing LVR on GRV: 65.00% · Lender sizes end value: Gross realisation Assumed · Max loan to cost: 80.00% · Loan-to-cost measured against: Cost excluding finance Assumed

Selected strategy

Conservative case · Sell all completed dwellings · 6 sold · 0 kept

Net profit	$622,791.89
Profit Margin	19.4%

Peak equity	$708,538.51
Month 24 · deepest running cash deficit	
Equity required	$810,505.35
Maximum land price within modelled limits	$765,509
Default target: 20.0% Profit Margin	

Land loan applied at this price: $539,781.99 (scaled from $550,000.00).

Selected strategy outcome: Sell-everything comparison, before income tax; the selected strategy is stated on the Decision page.

Sell-everything comparison: Profit Margin target and assessed funding constraints; unassessed conditions remain outside the price. Set by the Profit Margin target of 20.0%.

Material unresolved conditions

Input contradictions first, then funding constraints, missing inputs, unpriced costs and evidence gaps; ties follow the model register. This is a review order, not a quantified risk ranking.

1. **Construction facility · LVR on GRV**
   Limit not entered: not assessed. The facility sizing assumption is separate from a lender limit.
2. **Lender interest budget**
   The facility test is not assessed: no lender interest budget is entered. Peak debt reaches $2,347,849.60 in month 21, $140,426.14 above the $2,207,423.46 of principal the facility advances, against a $2,347,849.60 senior loan. To final repayment, the monthly cashflow adds $181,066.61 of interest to the senior debt.
3. **Insurance arrangement: unconfirmed. Entered insurance is $6,600.00 a year; the hold-everything comparison counts $6,600.00. Any separate-insurance arrangement or exemption is unconfirmed.**
4. **Borrower servicing**
   Borrower servicing of the construction loan is not assessed. The modelled construction tests use project costs and end values; the borrower's own income and commitments are outside that assessment.

The complete unresolved list follows this executive section; detailed working lines are in Technical workings.

02 The economics

Where does the return come from?

P&L means profit and loss: income and expenses recognised in calculating profit or loss.

GST BAS true-up: the sell-everything cashflow pays $15,654.55 in month 29 (Nov 2028), on the modelled BAS after settlement. The facility remains repaid at the last settlement.

Conservative case · Sell-everything comparison, before income tax; the selected strategy is stated on the Decision page.

Revenue to profit

Gross GRV (contract price on presold dwellings) (inc GST)	$4,140,000.00
GST on sale	$305,454.55
Net GRV	$3,834,545.45
Total project costs	$3,211,753.57
Rounding to cents	$0.01
Net profit	$622,791.89

Gross GRV less sale GST and total project costs gives the published net profit; floating deductions end at the engine's published balances.

Project cost groups

Acquisition

Land Amount entered, evidence not attached	$780,000.00
Transfer duty Calculated	$29,287.00
Legal & conveyancing Amount entered, evidence not attached	$2,545.45

Statutory charges

Council contributions Amount entered, evidence not attached	$168,000.00
NSW Long Service Levy Calculated	$4,725.00

Build and site

Construction Estimate	$1,718,181.82
Site works & other Amount entered, evidence not attached / Not recorded	$54,545.45

Finance and holding

P&L finance cost — net of claimed GST and rent Calculated	$212,706.54
Holding & statutory Amount entered, evidence not attached	$49,695.40
GST float carry cost Calculated	$2,685.09

Selling

Agent commission Amount entered, evidence not attached	$94,090.91
Marketing & discharge Amount entered, evidence not attached	$9,381.82

Contingency

Contingency Dreyas default	$85,909.09

Only atomic cost lines are listed; subtotals and GST memoranda are excluded from the total.

Total project costs (ex GST, credit claimed)	$3,211,753.57

03 The proposal

What is being proposed?

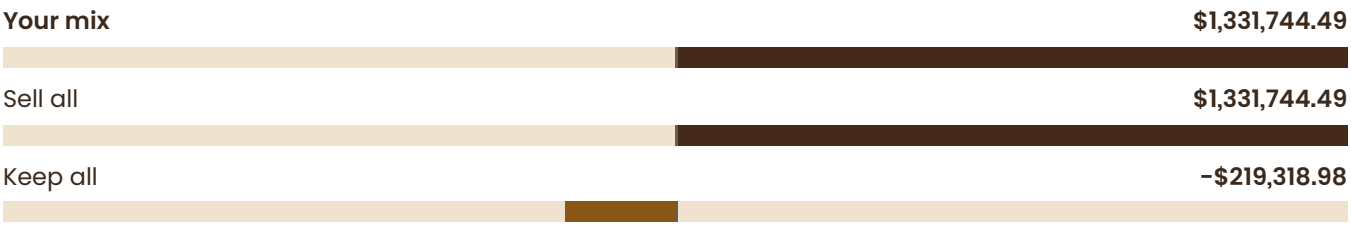
12 Banksia St, Kingsford Heights NSW (sample)

Sell all completed dwellings · 6 sold · 0 kept

Net GRV	$3,834,545.45
Kept value	$0.00
Weekly rent on kept stock	$0.00

How do the strategies compare in year one?

Conservative · Net cash in or out from completion



Common zero axis; exact engine amounts are beside each bar. These are completion cash accounts, excluding pre-completion costs, development sale tax and a terminal sale of kept stock. Rental tax follows the modelled status in the yearly workings.

Programme assumptions

Practical completion, programme month: 21

Title: Strata. The owners form an owners corporation; common property alone does not determine an insurance or levy exemption.

Common property: recorded.

Insurance arrangement: unconfirmed. Entered insurance is $6,600.00 a year; the hold-everything comparison counts $6,600.00. Any separate-insurance arrangement or exemption is unconfirmed.

Strata levy: $18,000.00 a year stored; counted as entered. Title and insurance are separate assumptions.

The schedule describes modelled stock; valuation, title and security acceptance remain subject to the lender's own assessment.

Technical workings, the full assumptions register, glossary and enclosures are excluded from this brief.

04 Funding and cash

How much funding is needed, and when?

Facility limit	$2,347,849.60
Peak senior debt	$2,347,849.60
Peak senior debt month	21
Peak equity	$708,538.51

Month 24 · deepest running cash deficit

Equity required	$810,505.35

Funding bridge

Equity required
$810,505.35
Funding summary total contribution; timing and cash returned can make the peak differ.

Peak equity
$708,538.51
The most own cash in at one time: the deepest deficit in the running net cash balance, using the monthly ledger's published cents. It is the figure that decides whether the deal can be carried.

Cash available
Not entered
Cash entered for this deal.

Extra cash needed at peak
Needs cash available
The deficit in the published lowest cash buffer, shown without its minus sign. This compares available cash with the timing peak; the unpaid funding contribution is a different basis.

Timing peak: Conservative sell-everything monthly schedule. Held-stock funding uses the funding summary contribution above.

Funding sources



Senior principal advanced	$2,207,423.46
Interest added to debt	$140,426.14
Equity	$810,505.35
Total	$3,158,354.94

Totals include -$0.01 rounding.

Funding uses



Total development cost, excluding finance	$2,934,812.00
Summary finance cost — gross funding basis	$214,317.94
Statutory outgoings, funding basis	$9,225.00
Total	$3,158,354.94

Each segment is a published funding source, including interest and LMI added to debt where applicable. Each segment is a published use of the funding, on the funding summary basis.

Debt and equity follow the conservative monthly schedule; these peaks can occur in different months.

Programme 27 months in all

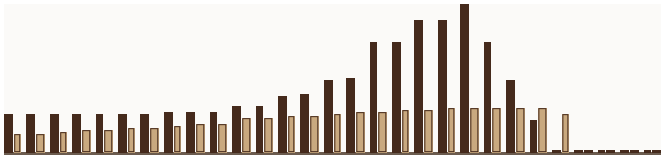
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D Design and approvals: 9 months

C Construction: 12 months

S Sales and dwelling settlements: 6 months

Debt and equity timeline



■ Peak senior debt / □ Outstanding equity · Programme month 1 – 29

Each mark is one published monthly balance; the chart does not add senior debt and second mortgages.

Lending assumptions

Finance structure: Single facility

LVR on GRV	Limit not entered: not assessed. The facility sizing assumption is separate from a lender limit.
Loan to cost	80.0% / 80.0%
Development Margin	23.4% / 20.0%
Residential serviceability headroom	—

Every dwelling is marked Sell, so there is no kept stock to refinance and no serviceability figure to state.

05 Downside

How does changed GRV or build cost affect profit?

Conservative sell-everything net profit · Build-cost change

GRV change	-10.0%	-5.0%	0.0%	5.0%	10.0%
10.0%	$1,185,531.64	$1,088,965.60	$992,399.57	$895,833.53	$799,267.50
5.0%	$1,000,727.80	$904,161.76	$807,595.73	$711,029.69	$614,463.66
0.0%	$815,923.96	$719,357.92	$622,791.89	$526,225.85	$429,281.50
-5.0%	$631,120.11	$534,554.08	$437,820.07	$340,701.83	$243,583.58
-10.0%	$446,316.27	$349,240.40	$252,122.15	$155,154.29	$64,591.79

Each cell is a full engine assessment. Shading distinguishes negative and non-negative profit; it does not state a lending outcome. This comparison sells every dwelling, regardless of the selected strategy.

GRV, build cost and interest rate adverse together	$317,744.77
Combined adverse changes with delay	$250,594.12
Delay, months: 6	

Profitability and facility funding are separate measures. The funding conditions are recorded in Funding and cash.

06 Conditions and next steps

Which conditions remain unresolved?

1. **Construction facility · LVR on GRV**
   Limit not entered: not assessed. The facility sizing assumption is separate from a lender limit.
2. **Lender interest budget**
   The facility test is not assessed: no lender interest budget is entered. Peak debt reaches $2,347,849.60 in month 21, $140,426.14 above the $2,207,423.46 of principal the facility advances, against a $2,347,849.60 senior loan. To final repayment, the monthly cashflow adds $181,066.61 of interest to the senior debt.
3. **Insurance arrangement: unconfirmed. Entered insurance is $6,600.00 a year; the hold-everything comparison counts $6,600.00. Any separate-insurance arrangement or exemption is unconfirmed.**
4. **Facility term**
   No facility term entered.
5. **Borrower servicing**
   Borrower servicing of the construction loan is not assessed. The modelled construction tests use project costs and end values; the borrower's own income and commitments are outside that assessment.
6. **Home Building Compensation Fund (HBCF) insurance**
   Not entered, on a NSW building contract over $20,000. HBCF cover is required over that figure, whether the premium is charged separately or carried in the builder's price, except for new buildings over three storeys.
7. **Development application (DA) / complying development certificate (CDC) lodgement fee**
   Neither a development application (DA) nor a complying development certificate (CDC) lodgement fee is entered, on a deal with dwellings in NSW.
8. **Building Sustainability Index (BASIX)**
   Not entered, on a deal with new dwellings in NSW.
9. **Sydney Water charge**
   If the site is in Sydney Water's area of operations, its own developer charge is not entered, on a deal with dwellings in NSW.
10. **Certifier**
    No certifier fee (construction certificate, inspections, occupation certificate) is entered, as a line, inside a CDC fee or inside a professional fees figure.
11. **Geotechnical**
    No geotechnical (soil) report is entered, as a line or inside a professional fees figure.
12. **Land tax**
    Land tax is $0 as the starting value. It is assessed on land value across every NSW holding the owner has.
13. **Comparables**
    No sales or rental evidence is recorded behind the end values or the rents.
14. **Site & Planning**
    The site area, FSR and minimum lot size the planning test reads are not all entered, so the scheme is not tested against what the site allows.
15. **End values (GRV) are estimates**
    Invented. Plausible for six regional-NSW strata townhouses, but not drawn from any comparable sale.
16. **Builder's contract (inc GST)**

    No quote or QS estimate recorded.
17. **Site works (lump sum)**
    No quote or QS estimate recorded.
18. **Professional fees & other**
    No quote or QS estimate recorded.
19. **GST: Working assumption — tax/legal confirmation required**

No assignment or due date is recorded by this report; these fields are left for the reviewer.

Calculation provenance

Unsaved calculation · M1.21.16 (engine 1.21.16) · 2026.08.0

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Important information

Marg1n is a modelling tool by Dreyas Property Partners Pty Ltd (ACN 695 588 295). It provides general information only. It is not financial, tax, credit, legal or property purchasing advice, and it is not a valuation. It does not take into account your objectives, financial situation or needs. Every figure is an estimate calculated from the inputs and assumptions entered, which the user is responsible for checking. Site, planning and property information may come from government and third-party sources; it is provided as is, may be incomplete or out of date, and must be verified independently. Before you buy, sell, borrow, build or restructure, get advice from qualified professionals, such as an accountant, solicitor, licensed financial adviser, credit provider or valuer. To the extent permitted by law, Dreyas Property Partners accepts no liability for decisions made in reliance on this information.