ORB ENVISION Development Feasibility Report

# Buderim Residences

Buderim · Sunshine Coast | Townhouses

Prepared 16 Nov 2026 | FICTIONAL SAMPLE - Full feature report | Stage: Under review | Programme: 24 months

Units: 10 | Land area: 2,400 m2 | Project updated 15 Nov 2026

**Illustrative sample project**

Site information, financial inputs and evidence statuses are fictional examples. No actual due diligence has been performed. Edits to this sample remain part of an illustrative working model.

An illustrative 10-home infill opportunity. All site details, financial inputs and evidence records are fictional examples for exploring the model.

## 01 Executive summary

**1 / 4 financial targets met**

The working model is outside the recorded limits for profit on cost, peak equity, total development cost. Resolve these gaps and validate the supporting assumptions before progressing.

Against $12,000,000 of net sales revenue, the model estimates $10,681,134 of total development cost and $1,318,866 of projected profit. Profit on cost is 12.35%. The programme requires up to $3,681,134 in equity and $7,000,000 in debt under the entered funding assumptions.

| TOTAL DEVELOPMENT COST | PROJECTED PROFIT / LOSS | PROFIT ON COST |
|---|---|---|
| $10,681,134 | $1,318,866 | 12.35% |
| Includes $783,384 finance interest | Revenue less all modelled costs | Minimum target 20% |

| PEAK EQUITY | PEAK DEBT | NET SALES REVENUE |
|---|---|---|
| $3,681,134 | $7,000,000 | $12,000,000 |
| Limit $3,000,000 | Entered facility $7,000,000 | Received at the end of the final month |

All amounts are AUD, consistently net of recoverable GST and before income tax. These are modelled outcomes, not independently verified forecasts. Display values are rounded; calculations retain full precision.

## 02 Mandate assessment

SEQ residential development | South East Queensland | Townhouses

| Constraint | Current model | Recorded target | Gap / headroom | Assessment |
|---|---|---|---|---|
| **Profit on cost** | 12.35% | >= 20% | 7.65 pp short | Unmet |
| **Peak equity** | $3,681,134 | <= $3,000,000 | $681,134 over limit | Unmet |
| **Total development cost** | $10,681,134 | <= $10,000,000 | $681,134 over limit | Unmet |
| **Project duration** | 24 months | <= 24 months | 0 months headroom | Within target |

These checks compare the current assumptions with the recorded mandate. They are not planning, valuation, credit or investment approvals.

## 03 Recommendations & next steps

Actions below are generated deterministically from the entered model, evidence and import history. They require review in the context of the actual project.

**01 FINANCIAL CONSTRAINT**

### Close the profit-on-cost gap

12.35% is 7.65 percentage points below the 20% target. At the current total cost, profit would need to be $817,361 higher to equal that target.

Next action: Obtain a priced construction scope and test land terms within the permitted limits. Validate sales assumptions against relevant evidence; any revised revenue, costs or timing must be recalculated together.

**02 FINANCIAL CONSTRAINT**

### Resolve peak equity capacity

Peak equity of $3,681,134 exceeds the $3,000,000 limit by $681,134.

Next action: Confirm available equity, draw conditions and the debt facility with the funding parties. Test any permitted settlement change using the monthly cash flow; extra debt or deferred payment may change costs and requires agreement.

**03 FINANCIAL CONSTRAINT**

### Reconcile the development budget

$10,681,134 of modelled total cost exceeds the $10,000,000 limit by $681,134.

Next action: Review the largest cost categories, scope exclusions and allowances with the relevant advisers. Confirm whether a realistic reduction is available, then retest margin and equity as well as total cost.

04 EVIDENCE

## Resolve unchecked or expired assumptions

4 of 5 evidence records are unverified or expired. Priorities include Planning pathway and yield; Comparable sales evidence; Debt terms and equity timing; Vendor settlement flexibility.

Next action: Obtain current findings from the relevant professional or counterparty, record the source and review date, and only mark a term committed where an executed agreement supports it.

05 SCENARIO FOLLOW-UP

## Verify the conditions behind the candidate scenarios

3 of the 3 displayed scenarios meet the model targets. These are conditional combinations of assumptions.

Next action: Confirm each required land term, construction allowance and settlement change with the relevant parties. Keep unsupported conditions explicit; do not treat a modelled saving or term as secured.

## 04 Capital & development cost

The charts use the current model. They show funding exposure and the costs underlying the projected result.

### Monthly debt and net equity




Balances are plotted after each month's events. Debt is repaid in the final month; negative net equity means distributions exceed contributions. Peak exposure is measured before final distributions. Exact values appear in the monthly appendix.

### Development cost allocation

| Cost category | Amount (AUD) | Share |
|---|---|---|
| Land purchase | $2,950,000.00 | 27.62% |
| Construction | $5,350,000.00 | 50.09% |
| Professional, statutory & other | $760,000.00 | 7.12% |
| Acquisition allowance | $162,250.00 | 1.52% |
| Selling allowance | $240,000.00 | 2.25% |
| Construction contingency | $267,500.00 | 2.5% |
| Holding costs | $168,000.00 | 1.57% |
| Finance interest | $783,383.97 | 7.33% |

**Total development cost: $10,681,133.97**

Bar lengths compare category amounts; the adjacent values provide exact amounts and shares. Categories reconcile to total development cost.

## 05 Sensitivity analysis

Profit on cost under changes to net revenue and construction cost.

| Construction / revenue | -10% revenue | -5% revenue | 0% revenue | +5% revenue | +10% revenue |
|---|---|---|---|---|---|
| **-10% construction** | 7.19%<br>Below margin | 13.01%<br>Below margin | 18.82%<br>Below margin | 24.61%<br>Meets margin | 30.39%<br>Meets margin |
| **-5% construction** | 4.18%<br>Below margin | 9.84%<br>Below margin | 15.49%<br>Below margin | 21.12%<br>Meets margin | 26.74%<br>Meets margin |
| **0% construction** | 1.34%<br>Below margin | 6.85%<br>Below margin | **12.35%**<br>**Below margin** | 17.83%<br>Below margin | 23.31%<br>Meets margin |
| **+5% construction** | -1.34%<br>Below margin | 4.03%<br>Below margin | 9.39%<br>Below margin | 14.73%<br>Below margin | 20.06%<br>Meets margin |
| **+10% construction** | -3.87%<br>Below margin | 1.36%<br>Below margin | 6.58%<br>Below margin | 11.79%<br>Below margin | 16.99%<br>Below margin |

Only net revenue and base construction cost vary. Selling costs, contingency and finance recalculate. The centre cell is the current model. Shading assesses the 20% margin target only; other limits are not assessed by the colours. These sensitivities are neither forecasts nor probabilities.

# 06 Scenario comparisons

No saved assumption snapshots are recorded for this project.

## Deal Compiler results

Feasible financial combinations were found within your permitted concessions. Review the evidence and conditions before progressing.

620 combinations evaluated | 318 passing combinations recorded by the search.

| Scenario | Total cost | Profit | Profit on cost | Peak equity | Targets |
|---|---|---|---|---|---|
| **Current working model** | $10,681,134 | $1,318,866 | 12.35% | $3,681,134 | Unmet |
| **Land-led pathway** | $10,000,000 | $2,000,000 | 20% | $3,000,000 | Within targets |
| **Cost-led pathway** | $10,000,000 | $2,000,000 | 20% | $3,000,000 | Within targets |
| **Settlement pathway** | $10,000,000 | $2,000,000 | 20% | $3,000,000 | Within targets |

**Margin-only land ceiling: $2,366,050**
**All-mandate land ceiling: $2,366,050**

Land ceilings are calculated separately from the permitted concession bounds, holding baseline construction cost and timing fixed. A ceiling may fall outside the permitted negotiation range. They do not establish market value or an agreed purchase price.

## 1. Land-led pathway

This bounded combination satisfies all four financial mandate limits, subject to the stated conditions.

Land $2,517,345 | construction $5,243,000 | land settlement month 5 | programme 24 months | Within targets

### Conditions to verify

- Vendor agreement is required for the modelled land price of AUD 2,517,345.
- Construction savings require a verified scope-preserving quote. Unit count, revenue and development scope have not been changed.
- The vendor must agree to settlement in month 5. No separate option fee or deferral premium has been included.
- Planning, cost, revenue and funding evidence must be verified before proceeding.

## 2. Cost-led pathway

This bounded combination satisfies all four financial mandate limits, subject to the stated conditions.

Land $2,837,899 | construction $4,922,000 | land settlement month 6 | programme 24 months | Within targets

### Conditions to verify

- Vendor agreement is required for the modelled land price of AUD 2,837,899.
- Construction savings require a verified scope-preserving quote. Unit count, revenue and development scope have not been changed.
- The vendor must agree to settlement in month 6. No separate option fee or deferral premium has been included.
- Planning, cost, revenue and funding evidence must be verified before proceeding.

## 3. Settlement pathway

This bounded combination satisfies all four financial mandate limits, subject to the stated conditions.

Land $2,780,103 | construction $4,922,000 | land settlement month 2 | programme 24 months | Within targets

### Conditions to verify

- Vendor agreement is required for the modelled land price of AUD 2,780,103.
- Construction savings require a verified scope-preserving quote. Unit count, revenue and development scope have not been changed.
- The vendor must agree to settlement in month 2. No separate option fee or deferral premium has been included.
- Planning, cost, revenue and funding evidence must be verified before proceeding.

Revenue and yield remain fixed in compiler scenarios. Every scenario is conditional on its assumptions, professional findings and counterparties' agreement.

## 07 Evidence register

Statuses reproduce the assessment entered in the workspace. This report does not independently verify sources or imply professional approval.

5 recorded items | 1 marked checked and not expired | 0 expired.

| Evidence / category | Recorded status / dates | Source / notes |
|---|---|---|
| **Planning pathway and yield**<br>**Planning** | Unverified<br>Checked: Not recorded<br>Expiry: Not recorded | Source: Not recorded<br>Notes: Example task: have a town planner confirm the layout and assessment pathway. No actual planning verification has been performed. |
| **Construction cost allowance**<br>**Costs** | Source checked<br>Checked: 15 Nov 2026<br>Expiry: 15 Dec 2026 | Source: Illustrative cost worksheet<br>Notes: Sample status only. Obtain an actual priced scope and validate exclusions. |
| **Comparable sales evidence**<br>**Revenue** | Unverified<br>Checked: Not recorded<br>Expiry: Not recorded | Source: Not recorded<br>Notes: Validate achievable prices against appropriately licensed, current sales evidence. |
| **Debt terms and equity timing**<br>**Finance** | Unverified<br>Checked: Not recorded<br>Expiry: Not recorded | Source: Not recorded<br>Notes: Debt share and limit are modelling assumptions. Confirm draw rules, security, fees and conditions with a finance professional. |
| **Vendor settlement flexibility**<br>**Terms** | Unverified<br>Checked: Not recorded<br>Expiry: Not recorded | Source: Not recorded<br>Notes: Ask whether the owner would consider the modelled settlement window. No willingness or agreement is recorded. |

## 08 Current model inputs

These values are authoritative for this export. They may differ from assumptions entered or defaulted when a spreadsheet was first imported.

| Assumption | Current value |
|---|---|
| **Land purchase price** | $2,950,000.00 |
| **Net sales revenue** | $12,000,000.00 |
| **Base construction cost** | $5,350,000.00 |
| **Professional fees** | $380,000.00 |
| **Statutory / infrastructure costs** | $260,000.00 |
| **Other development costs** | $120,000.00 |

| Assumption | Current value |
|---|---|
| **Acquisition cost allowance** | 5.5% |
| **Selling cost allowance** | 2% |
| **Construction contingency** | 5% |
| **Monthly holding cost** | $7,000.00 |
| **Total project duration** | 24 months |
| **Land settlement** | Month 1 |
| **Construction start** | Month 7 |
| **Construction duration** | 14 months |
| **Debt funding share** | 70% |
| **Debt facility limit** | $7,000,000.00 |
| **Annual interest rate** | 8.5% |

Percentages use percentage points: an entered annual rate of 8.5 means 8.5%, not 0.085%. Monetary inputs are AUD and must use a consistent net-of-recoverable-GST basis.

| Permitted compiler change | Current limit |
|---|---|
| **Maximum land price reduction** | 15% |
| **Maximum construction cost reduction** | 8% |
| **Maximum settlement deferral** | 5 months |

## 09 Data origin & import history

No spreadsheet import history is recorded. This report uses the current working inputs and recorded evidence.

Import history records provenance and defaults at the time of import. Inputs may have been edited since; the current inputs table controls the calculations. Importing a number does not verify its accuracy. Source spreadsheets are not embedded in this PDF.

# 10 MONTHLY FUNDING APPENDIX

All amounts are AUD to cents. Closing debt is shown after final-month repayment. Every month in the current model is included.

| Month | Direct costs | Finance interest | Net revenue | Debt drawn | Closing debt | Equity in | Equity out | Cumulative net equity |
|---|---|---|---|---|---|---|---|---|
| M01 | $3,182,583.33 | $7,890.15 | $0.00 | $2,235,698.49 | $2,235,698.49 | $954,775.00 | $0.00 | $954,775.00 |
| M02 | $70,333.33 | $16,010.57 | $0.00 | $65,243.90 | $2,300,942.39 | $21,100.00 | $0.00 | $975,875.00 |
| M03 | $70,333.33 | $16,472.71 | $0.00 | $65,706.04 | $2,366,648.43 | $21,100.00 | $0.00 | $996,975.00 |
| M04 | $70,333.33 | $16,938.13 | $0.00 | $66,171.46 | $2,432,819.89 | $21,100.00 | $0.00 | $1,018,075.00 |
| M05 | $70,333.33 | $17,406.84 | $0.00 | $66,640.18 | $2,499,460.07 | $21,100.00 | $0.00 | $1,039,175.00 |
| M06 | $70,333.33 | $17,878.88 | $0.00 | $67,112.21 | $2,566,572.28 | $21,100.00 | $0.00 | $1,060,275.00 |
| M07 | $676,821.43 | $19,857.84 | $0.00 | $493,632.84 | $3,060,205.12 | $203,046.43 | $0.00 | $1,263,321.43 |
| M08 | $416,821.43 | $22,709.82 | $0.00 | $314,484.82 | $3,374,689.94 | $125,046.43 | $0.00 | $1,388,367.86 |
| M09 | $416,821.43 | $24,937.42 | $0.00 | $316,712.42 | $3,691,402.36 | $125,046.43 | $0.00 | $1,513,414.29 |
| M10 | $416,821.43 | $27,180.80 | $0.00 | $318,955.80 | $4,010,358.17 | $125,046.43 | $0.00 | $1,638,460.71 |
| M11 | $416,821.43 | $29,440.07 | $0.00 | $321,215.07 | $4,331,573.24 | $125,046.43 | $0.00 | $1,763,507.14 |
| M12 | $416,821.43 | $31,715.35 | $0.00 | $323,490.35 | $4,655,063.59 | $125,046.43 | $0.00 | $1,888,553.57 |
| M13 | $416,821.43 | $34,006.74 | $0.00 | $325,781.74 | $4,980,845.32 | $125,046.43 | $0.00 | $2,013,600.00 |
| M14 | $416,821.43 | $36,314.36 | $0.00 | $328,089.36 | $5,308,934.68 | $125,046.43 | $0.00 | $2,138,646.43 |
| M15 | $416,821.43 | $38,638.32 | $0.00 | $330,413.32 | $5,639,348.01 | $125,046.43 | $0.00 | $2,263,692.86 |
| M16 | $416,821.43 | $40,978.75 | $0.00 | $332,753.75 | $5,972,101.76 | $125,046.43 | $0.00 | $2,388,739.29 |
| M17 | $416,821.43 | $43,335.76 | $0.00 | $335,110.76 | $6,307,212.51 | $125,046.43 | $0.00 | $2,513,785.71 |
| M18 | $416,821.43 | $45,709.46 | $0.00 | $337,484.46 | $6,644,696.97 | $125,046.43 | $0.00 | $2,638,832.14 |
| M19 | $416,821.43 | $48,099.97 | $0.00 | $339,874.97 | $6,984,571.95 | $125,046.43 | $0.00 | $2,763,878.57 |
| M20 | $416,821.43 | $49,528.69 | $0.00 | $15,428.05 | $7,000,000.00 | $450,922.07 | $0.00 | $3,214,800.64 |
| M21 | $7,000.00 | $49,583.33 | $0.00 | $0.00 | $7,000,000.00 | $56,583.33 | $0.00 | $3,271,383.97 |
| M22 | $7,000.00 | $49,583.33 | $0.00 | $0.00 | $7,000,000.00 | $56,583.33 | $0.00 | $3,327,967.30 |
| M23 | $7,000.00 | $49,583.33 | $0.00 | $0.00 | $7,000,000.00 | $56,583.33 | $0.00 | $3,384,550.64 |
| M24 | $247,000.00 | $49,583.33 | $12,000,000.00 | $0.00 | $0.00 | $296,583.33 | $5,000,000.00 | -$1,318,866.03 |

Debt drawn includes capitalised interest where facility capacity allows. Equity funds any debt-repayment shortfall. Cumulative net equity equals contributions less distributions. Peak equity and debt can exceed these closing balances because exposure is measured before final-month repayment and distributions.

# 11 Model basis & limitations

All amounts are AUD, consistently net of recoverable GST; income tax is excluded. Revenue is received at the end of the final month after costs and interest are funded. Presales and staged receipts are not modelled. Costs follow the entered programme, with pro-rata debt funding and capitalised interest subject to the facility limit.

Acquisition costs are an editable percentage allowance, not a duty assessment. Professional, statutory, other, holding, lender and tax-timing costs must be checked for scope and completeness. Financing eligibility, rates, draw conditions, timing and market outcomes require validation.

Profit on cost is profit divided by total development cost including finance. It is undefined when total cost is zero. Peak equity is the maximum cumulative contribution before distributions. Equity multiple, where calculable, is total distributions divided by total contributions and does not account for the timing of returns.

Recommendations and any included scenarios are conditional model outputs. They do not establish planning approval, buildability, valuation, finance approval, counterparties' agreement or a guaranteed financial result. A marked evidence status is the user's recorded assessment. Uploaded source documents are not embedded in this report.

## Model warnings for these inputs

- Funding is indicative. Add lender fees, GST timing allowances and other excluded costs to the relevant inputs.
- All revenue is entered net of GST and received at the end of the final month. Presales and staged receipts are not modelled.
- The debt facility limit is binding. Equity funds costs and interest that the facility cannot cover.

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