

272 Normanby Road, South Melbourne

SOCIAL HOUSING AND AFFORDABLE HOUSING OFFERING - 301 APARTMENTS

SUMMARY SHEET	1
TOTAL No APTS =	301 (13% 3Bed2bath Apts)
SOCIAL HOUSING UNITS GIFTED	12 3.99%
AFFORDABLE HOUSING	24 8%
TOTAL	11.96%

Social Housing: 12 Units Gifted 3.99%

Level	Ref	Type	Cars	Internal	External	Market Value
L01	A08	1Bed-1Bath	0	51	8	\$ 432,000
L01	A03	1Bed-1Bath	0	49	8	\$ 432,000
L01	A02	1Bed-1Bath	0	52	8	\$ 432,000
L02	A08	1Bed-1Bath	0	51	8	\$ 435,000
L02	A03	1Bed-1Bath	0	49	8	\$ 435,000
L02	A02	1Bed-1Bath	0	52	8	\$ 435,000
L03	A08	1Bed-1Bath	0	51	8	\$ 438,000
L03	A03	1Bed-1Bath	0	49	8	\$ 438,000
L03	A02	1Bed-1Bath	0	52	8	\$ 438,000
L04	A01	1Bed-1Bath	0	53	8	\$ 441,000
L04	C01	3Bed-2Bath	0	90	12	\$ 882,000
L04	B03	2Bed-2Bath	0	77	8	\$ 688,000
			676	100	\$	5,926,000

Allocated *Affordable Housing to an Eligible Household)							Units =	24	8%
Level	Ref	Type	Cars	Internal	External	Market Value	Eligible Household	Market Rent (Avg)	
L05	A01	1Bed-1Bath	0	53	8	\$ 444,000	Moderate: Couple	\$ 415	
L05	B03	2Bed-2Bath	0	77	8	\$ 682,000	Moderate: Family	\$ 647	
L05	B06	2Bed-2Bath	0	75	8	\$ 664,285	Moderate: Family	\$ 644	
L05	B01	2Bed-1Bath	0	54	8	\$ 485,000	Moderate: Family	\$ 460	
L05	B04	2Bed-2Bath	0	76	8	\$ 650,000	Moderate: Family	\$ 647	
L05	B05	2Bed-2Bath	0	66	8	\$ 595,000	Moderate: Family	\$ 647	
L07	A07	1Bed-1Bath	0	51	8	\$ 455,000	Moderate: Couple	\$ 415	
L07	A07	1Bed-1Bath	0	51	8	\$ 455,000	Moderate: Couple	\$ 415	
L07	B10	2Bed-2Bath	0	79	9	\$ 688,000	Moderate: Family	\$ 647	
L07	B11	2Bed-2Bath	0	77	8	\$ 688,000	Moderate: Family	\$ 647	
L07	B08	2Bed-2Bath	0	74	8	\$ 665,000	Moderate: Family	\$ 647	
L08	A07	1Bed-1Bath	0	51	8	\$ 458,000	Moderate: Couple	\$ 415	
L08	A07	1Bed-1Bath	0	51	8	\$ 458,000	Moderate: Couple	\$ 415	
L08	B10	2Bed-2Bath	0	79	9	\$ 693,000	Moderate: Family	\$ 647	
L08	B11	2Bed-2Bath	0	77	8	\$ 693,000	Moderate: Family	\$ 647	
L08	B08	2Bed-2Bath	0	74	8	\$ 670,000	Moderate: Family	\$ 647	
L09	A07	1Bed-1Bath	0	51	8	\$ 461,000	Moderate: Couple	\$ 415	
L09	A07	1Bed-1Bath	0	51	8	\$ 461,000	Moderate: Couple	\$ 415	
L09	B10	2Bed-2Bath	0	79	9	\$ 693,000	Moderate: Family	\$ 647	
L09	B11	2Bed-2Bath	0	77	8	\$ 693,000	Moderate: Family	\$ 647	
L09	B08	2Bed-2Bath	0	74	8	\$ 675,000	Moderate: Family	\$ 647	
L10	A07	1Bed-1Bath	0	51	8	\$ 464,000	Moderate: Couple	\$ 415	
L10	A07	1Bed-1Bath	0	51	8	\$ 464,000	Moderate: Couple	\$ 415	
L11	A07	1Bed-1Bath	0	51	8	\$ 467,000	Moderate: Couple	\$ 415	

* Apartments not under a 173 Agreement

272 Normanby Road, South Melbourne

SOCIAL HOUSING AND AFFORDABLE HOUSING OFFERING - 301 APARTMENTS

SUMMARY SHEET						
TOTAL No APTS = 301 (13% 3Bed2bath Apts)						
SOCIAL HOUSING UNITS GIFTED 12 3.99% \$ 5,926,000						
OR ALTERNATIVE EQUIVALENT VALUE FOR AFFORDABLE HOUSING (I.E. IF SOCIAL HOUSING NOT GIFTED) 29 10% \$ 5,974,279						
Social Housing: 12 Units Gifted 3.99%						
Level	Ref	Type	Cars	Internal	External	Market Value
L01	A08	1Bed-1Bath	0	51	8	\$ 432,000
L01	A03	1Bed-1Bath	0	49	8	\$ 432,000
L01	A02	1Bed-1Bath	0	52	8	\$ 432,000
L02	A08	1Bed-1Bath	0	51	8	\$ 435,000
L02	A03	1Bed-1Bath	0	49	8	\$ 435,000
L02	A02	1Bed-1Bath	0	52	8	\$ 435,000
L03	A08	1Bed-1Bath	0	51	8	\$ 438,000
L03	A03	1Bed-1Bath	0	49	8	\$ 438,000
L03	A02	1Bed-1Bath	0	52	8	\$ 438,000
L04	A01	1Bed-1Bath	0	53	8	\$ 441,000
L04	C01	3Bed-2Bath	0	90	12	\$ 882,000
L04	B03	2Bed-2Bath	0	77	8	\$ 688,000
				676	100	\$ 5,926,000

Allocated *Affordable Housing to an Eligible Household							Units = 29	
Level	Ref	Type	Cars	Internal	External	Market Value	Discounted value 35%	Difference
L05	A01	1Bed-1Bath	0	53	8	\$ 444,000	\$ 288,600	\$ 155,400
L05	B03	2Bed-2Bath	0	77	8	\$ 682,000	\$ 443,300	\$ 238,700
L05	B06	2Bed-2Bath	0	75	8	\$ 664,285	\$ 431,785	\$ 232,500
L05	B01	2Bed-1Bath	0	54	8	\$ 485,000	\$ 315,250	\$ 169,750
L05	B04	2Bed-2Bath	0	76	8	\$ 650,000	\$ 422,500	\$ 227,500
L05	B05	2Bed-2Bath	0	66	8	\$ 595,000	\$ 386,750	\$ 208,250
L07	A07	1Bed-1Bath	0	51	8	\$ 455,000	\$ 295,750	\$ 159,250
L07	A07	1Bed-1Bath	0	51	8	\$ 455,000	\$ 295,750	\$ 159,250
L07	B10	2Bed-2Bath	0	79	9	\$ 688,000	\$ 447,200	\$ 240,800
L07	B11	2Bed-2Bath	0	77	8	\$ 688,000	\$ 447,200	\$ 240,800
L07	B08	2Bed-2Bath	0	74	8	\$ 665,000	\$ 432,250	\$ 232,750
L08	A07	1Bed-1Bath	0	51	8	\$ 458,000	\$ 297,700	\$ 160,300
L08	A07	1Bed-1Bath	0	51	8	\$ 458,000	\$ 297,700	\$ 160,300
L08	B10	2Bed-2Bath	0	79	9	\$ 693,000	\$ 450,450	\$ 242,550
L08	B11	2Bed-2Bath	0	77	8	\$ 693,000	\$ 450,450	\$ 242,550
L08	B08	2Bed-2Bath	0	74	8	\$ 670,000	\$ 435,500	\$ 234,500
L09	A07	1Bed-1Bath	0	51	8	\$ 461,000	\$ 299,650	\$ 161,350
L09	A07	1Bed-1Bath	0	51	8	\$ 461,000	\$ 299,650	\$ 161,350
L09	B10	2Bed-2Bath	0	79	9	\$ 696,000	\$ 452,400	\$ 243,600
L09	B11	2Bed-2Bath	0	77	8	\$ 696,000	\$ 452,400	\$ 243,600
L09	B08	2Bed-2Bath	0	74	8	\$ 675,000	\$ 438,750	\$ 236,250
L10	A07	1Bed-1Bath	0	51	8	\$ 464,000	\$ 301,600	\$ 162,400
L10	A07	1Bed-1Bath	0	51	8	\$ 464,000	\$ 301,600	\$ 162,400
L09	B10	2Bed-2Bath	0	79	9	\$ 699,000	\$ 454,350	\$ 244,650
L09	B11	2Bed-2Bath	0	77	8	\$ 699,000	\$ 454,350	\$ 244,650
L10	B08	2Bed-2Bath	0	74	8	\$ 678,000	\$ 440,700	\$ 237,300
L11	A07	1Bed-1Bath	0	51	8	\$ 467,000	\$ 303,550	\$ 163,450
L11	A07	1Bed-1Bath	0	51	8	\$ 467,000	\$ 303,550	\$ 163,450
L11	B10	2Bed-2Bath	0	79	9	\$ 699,000	\$ 454,350	\$ 244,650
								\$ 5,974,279

272 Normanby Road, South Melbourne

SOCIAL HOUSING AND AFFORDABLE HOUSING OFFERING - 272 APARTMENTS

SUMMARY SHEET	3
TOTAL No APTS =	272 (25% 3Bed2bath Apts)
SOCIAL HOUSING UNITS GIFTED	12 4.41%
AFFORDABLE HOUSING	24 7%
TOTAL	11.76%

Social Housing: 12 Units Gifted 4.41%

Level	Ref	Type	Cars	Internal	External	Market Value
L01	A08	1Bed-1Bath	0	51	8	\$ 432,000
L01	A03	1Bed-1Bath	0	49	8	\$ 432,000
L01	A02	1Bed-1Bath	0	52	8	\$ 432,000
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L04	B03	2Bed-2Bath	0	77	8	\$ 688,000
			676	100	\$	5,926,000

Allocated * Affordable Housing to an Eligible Household							Units =	20	7%
L05	A01	1Bed-1Bath	0	53	8	\$ 444,000	Moderate: Couple	\$	415
L05	B03	2Bed-2Bath	0	77	8	\$ 682,000	Moderate: Family	\$	647
L05	B06	2Bed-2Bath	0	75	8	\$ 664,285	Moderate: Family	\$	644
L05	B01	2Bed-1Bath	0	54	8	\$ 485,000	Moderate: Family	\$	460
L05	B04	2Bed-2Bath	0	76	8	\$ 650,000	Moderate: Family	\$	647
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