



# Case Study

[www.mypropertyempire.com.au](http://www.mypropertyempire.com.au)

## DEVELOPMENT PROJECT – BELLBIRD PARK

### PROJECT DESCRIPTION

My Property Empire was contacted by an owner in SEQ who wanted assistance to battleaxe subdivide their investment property (1 into 2). Project purpose was to derive an income and increase wealth. MPE completed a feasibility study and determined that a 1 into 2 was feasible but that building a granny flat on each lot, in addition to a main dwelling, would significantly increase the wealth and cashflow potential of both properties. Owner is funding the development.

### My Property Empire Scope:

- Prepare and submit subdivision DA
- Arrange for all works to be completed
- Project manage subdivision and build
- Sell newly created house & land

### FAST FACTS

- Zoning: Residential – TBA
- Original Land Size: 2241m<sup>2</sup>
- Subdivided Size of Existing: 1226m<sup>2</sup>
- Subdivided Size of New Lot: 1015m<sup>2</sup>

### Estimated Outcomes:

- Owner to keep both allotments for rental income
- Increased equity AND cashflow position – improved ability to borrow

### April 2020 Status:

- DA submitted to council

