FINANCIAL ANALYSIS

(18/10/2021)

Term in Years	30	Inflation	6.00%	VAT	15.00%
Interest Rate	7.00%	Rental Escalation	7.00%	Levies - Rate per sqm	see budget
All values in ZAR					

Option 1: 100.00% Financing

Floor	Unit Type	Unit Size	Balcony / Patio size	Total Size	Selling Price	Buyer's Deposit	Bond Amount	Rental Income	100% Finance over 30 Years at a 7.00% Interest Rate	Rental Assist (one month rental)	Monthly BC Levy Estimate (1 Year Special)	Monthly Effluent Charge	Property Rates	Rental Management at 11.5% incl VAT	Gross Income per annum	Gross Yield	Year 1 Net Cash Flow	Year 2 Net Cash Flow	Year 3 Net Cash Flow	Year 4 Net Cash Flow	Year 5 Net Cash Flow
FF	Studio - GB	33	0	33	559,900	0	559,900	4,250	3,723	4,250	0	0	350	489	51,000	9.11%	42	-450	-213	40	312
SF	Studio - LB	33	0	33	549,900	0	549,900	4,000	3,657	4,000	0	0	341	460	48,000	8.73%	-125	-611	-391	-154	99
SF	Studio - L	32	0	32	524,900	0	524,900	4,000	3,491	4,000	0	0	320	460	48,000	9.14%	62	-416	-193	45	301
SF	Studio - K	32	0	32	534,900	0	534,900	4,000	3,557	4,000	0	0	328	460	48,000	8.97%	-12	-511	-291	-54	199
TF	Studio - QB	32	0	32	549,900	0	549,900	4,000	3,657	4,000	0	0	341	460	48,000	8.73%	-125	-611	-391	-154	99
TF	Studio - L, P	32	0	32	524,900	0	524,900	4,000	3,491	4,000	0	0	320	460	48,000	9.14%	187	721	1,026	1,352	1,703
FF	1B1B - HB	40	4	44	684,900	0	684,900	5,500	4,555	5,500	0	0	456	633	66,000	9.64%	315	-343	-38	288	639
FF	1B1B - IB	36	4	40	674,900	0	674,900	5,250	4,488	5,250	0	0	448	604	63,000	9.33%	148	-458	-166	146	481
SF	1B1B - MA	40	4	44	671,895	0	671,895	5,500	4,468	5,500	0	0	445	633	66,000	9.82%	413	-245	61	388	739
TF	1B1B - R	40	4	44	674,900	0	674,900	5,500	4,488	5,500	0	0	448	633	66,000	9.78%	390	-268	38	365	716

Option 2: 90.00% Financing

Floor	Unit Type	Unit Size	Balcony / Patio size	Total Size	Selling Price	Buyer's Deposit	Bond Amount	Rental Income	90% Finance over 30 Years at a 7.00% Interest Rate	Rental Assist (one month rental)	Monthly BC Levy Estimate (1 Year Special)	Monthly Effluent Charge	Property Rates	Rental Management at 11.5% incl VAT	Gross Income per annum	Gross Yield	Year 1 Net Cash Flow	Year 2 Net Cash Flow	Year 3 Net Cash Flow	Year 4 Net Cash Flow	Year 5 Net Cash Flow
FF	Studio - GB	32	0	32	529,900	52,990	476,910	4,250	3,173	4,250	0	0	350	489	51,000	9.62%	593	100	337	590	862
SF	Studio - LB	32	0	32	579,900	57,990	521,910	4,000	3,472	4,000	0	0	324	460	48,000	8.28%	77	-426	-206	31	284
SF	Studio - L	32	0	32	524,900	52,490	472,410	4,000	3,143	4,000	0	0	320	460	48,000	9.14%	410	-67	155	393	649
SF	Studio - K	32	0	32	534,900	53,490	481,410	4,000	3,203	4,000	0	0	328	460	48,000	8.97%	343	-136	86	324	579
TF	Studio - QB	32	0	32	549,900	54,990	494,910	4,000	3,293	4,000	0	0	341	460	48,000	8.73%	240	-247	-26	210	464
TF	Studio - L, P	32	0	32	524,900	52,490	472,410	4,000	3,143	4,000	0	0	320	460	48,000	9.14%	410	-67	155	393	649
FF	1B1B - HB	40	4	44	684,900	68,490	616,410	5,500	4,101	5,500	0	0	456	633	66,000	9.64%	769	111	416	742	1,093
FF	1B1B - IB	36	4	40	674,900	67,490	607,410	5,250	4,041	5,250	0	0	448	604	63,000	9.33%	595	-11	281	593	928
SF	1B1B - MA	40	4	44	671,895	67,190	604,706	5,500	4,023	5,500	0	0	445	633	66,000	9.82%	858	200	506	833	1,184
TF	1B1B - R	40	4	44	674,900	67,490	607,410	5,500	4,041	5,500	0	0	448	633	66,000	9.78%	837	179	484	812	1,163

Option 3: 80.00% Financing

Floor	Unit Type	Unit Size	Balcony / Patio size	Total Size	Selling Price	Buyer's Deposit	Bond Amount	Rental Income	80% Finance over 30 Years at a 7.00% Interest Rate	Rental Assist (one month rental)	Monthly BC Levy Estimate (1 Year Special)	Monthly Effluent Charge	Property Rates	Rental Management at 11.5% incl VAT	Gross Income per annum	Gross Yield	Year 1 Net Cash Flow	Year 2 Net Cash Flow	Year 3 Net Cash Flow	Year 4 Net Cash Flow	Year 5 Net Cash Flow
FF	Studio	32	0	32	529,900	105,980	423,920	4,250	2,820	4,250	0	0	350	489	51,000	9.62%	945	453	689	943	1,215
SF	Studio - LB	33	0	33	549,900	109,980	439,920	4,000	2,927	4,000	0	0	341	460	48,000	8.73%	606	119	340	576	830
SF	Studio - L	32	0	32	524,900	104,980	419,920	4,000	2,794	4,000	0	0	320	460	48,000	9.14%	760	282	504	743	998
SF	Studio - K	32	0	32	534,900	106,980	427,920	4,000	2,847	4,000	0	0	328	460	48,000	8.97%	698	220	442	680	935
TF	Studio - QB	32	0	32	549,900	109,980	439,920	4,000	2,927	4,000	0	0	341	460	48,000	8.73%	606	119	340	576	830
TF	Studio - L, P	32	0	32	524,900	104,980	419,920	4,000	2,794	4,000	0	0	320	460	48,000	9.14%	760	282	504	743	998
FF	1B1B - HB	40	4	44	684,900	136,980	547,920	5,500	3,645	5,500	0	0	456	633	66,000	9.64%	1,225	566	871	1,198	1,548
FF	1B1B - IB	36	4	40	674,900	134,980	539,920	5,250	3,592	5,250	0	0	448	604	63,000	9.33%	1,044	438	730	1,042	1,377
SF	1B1B - MA	40	4	44	671,895	134,379	537,516	5,500	3,576	5,500	0	0	445	633	66,000	9.82%	1,305	647	953	1,280	1,631
TF	1B1B - R	40	4	44	674,900	134,980	539,920	5,500	3,592	5,500	0	0	448	633	66,000	9.78%	1,286	628	934	1,261	1,612

Rental Income	Year 1	Year 2	Year 3	Year 4	Year 5
Studio - GB	4,250	4,548	4,866	5,206	5,571
Studio - LB	4,000	4,280	4,580	4,900	5,243
Studio - L	4,000	4,280	4,580	4,900	5,243
Studio - K	4,000	4,280	4,580	4,900	5,243
Studio - QB	4,000	4,280	4,580	4,900	5,243
Studio - L, P	4,000	4,280	4,580	4,900	5,243
1B1B - HB	5,500	5,885	6,297	6,738	7,209
1B1B - IB	5,250	5,618	6,011	6,431	6,882
1B1B - MA	5,500	5,885	6,297	6,738	7,209
1B1B - R	5,500	5,885	6,297	6,738	7,209

Levies	Year 1	Year 2	Year 3	Year 4	Year 5
Studio - GB	0	381	403	428	453
Studio - LB	0	381	403	428	453
Studio - L	0	373	396	419	444
Studio - K	0	373	396	419	444
Studio - QB	0	381	403	428	453
Studio - L, P	0	373	396	419	444
1B1B - HB	0	513	544	576	611
1B1B - IB	0	466	494	524	555
1B1B - MA	0	513	544	576	611
1B1B - R	0	513	544	576	611

Rental Assist	Floor	Total	Year 1	Year 2	Year 3	Year 4	Year 5
Studio - GB	FF	4,250	354	0	0	0	0
Studio - LB	SF	4,000	333	0	0	0	0
Studio - L	SF	4,000	333	0	0	0	0
Studio - K	SF	4,000	333	0	0	0	0
Studio - QB	TF	4,000	333	0	0	0	0
Studio - L, P	TF	4,000	333	0	0	0	0
1B1B - HB	FF	5,500	458	0	0	0	0
1B1B - IB	FF	5,250	438	0	0	0	0
1B1B - MA	SF	5,500	458	0	0	0	0
1B1B - R	TF	5,500	458	0	0	0	0

Rates and Taxes	Year 1	Year 2	Year 3	Year 4	Year 5
Studio - GB	350	371	393	417	442
Studio - LB	341	361	383	406	431
Studio - L	320	339	360	381	404
Studio - K	328	348	369	391	414
Studio - QB	341	361	383	406	431
Studio - L, P	320	339	360	381	404
1B1B - HB	456	483	512	543	576
1B1B - IB	448	475	503	534	566
1B1B - MA	445	472	500	530	562
1B1B - R	448	475	503	534	566

Monthly Effluent Charge	Year 1	Year 2	Year 3	Year 4	Year 5
Studio - GB	0	0	0	0	0
Studio - LB	0	0	0	0	0
Studio - L	0	0	0	0	0
Studio - K	0	0	0	0	0
Studio - QB	0	0	0	0	0
Studio - L, P	0	0	0	0	0
1B1B - HB	0	0	0	0	0
1B1B - IB	0	0	0	0	0
1B1B - MA	0	0	0	0	0
1B1B - R	0	0	0	0	0

	Rental Management	Year 1	Year 2	Year 3	Year 4	Year 5
Studio - GB	FF	489	523	560	599	641
Studio - LB	SF	460	492	527	564	603
Studio - L	SF	460	492	527	564	603
Studio - K	SF	460	492	527	564	603
Studio - QB	TF	460	492	527	564	603
Studio - L, P	TF	460	492	527	564	603
1B1B - HB	FF	633	677	724	775	829
1B1B - IB	FF	604	646	691	740	791
1B1B - MA	SF	633	677	724	775	829
1B1B - R	TF	633	677	724	775	829