

FINANCIAL ANALYSIS : MILESTONE VIEW						Term in Years	30	Inflation	6.00%	VAT	15.00%										
						Interest Rate	7.00%	Rental Escalation	7.00%												
Option 1: 100% Financing																					
Type	Floor	Unit Type	Unit Size	Balcony / Patio size	Total Size	Selling Price	Buyer's Deposit	Bond Amount	Rental Income	100% Finance : 30 Years - 7.00% Interest Rate	Rental Assist	Montly BC Levy Estimate	Property Rates	Rental Management : 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
A	GF	2B1B	51	6	57	1,199,000	0	1,199,000	7,800	7,977	37,800	1,173	456	897	109,800	9.16%	-1,353	-1,318	-1,304	-1,261	-985
B	FF/SF/TF	2B1B	51	0	51	1,049,000	0	1,049,000	7,500	6,979	34,800	1,173	408	863	103,200	9.84%	-823	-553	-556	-531	-275
Option 2: 90% Financing																					
Type	Floor	Unit Type	Unit Size	Balcony / Patio size	Total Size	Selling Price	Buyer's Deposit	Bond Amount	Rental Income	90% Finance : 30 Years - 7.00% Interest Rate	Rental Assist	Montly BC Levy Estimate	Property Rates	Rental Management : 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
A	GF	2B1B	51	6	57	1,199,000	119,900	1,079,100	7,800	7,179	37,800	1,173	456	897	109,800	9.16%	-555	-520	-506	-463	-187
B	FF/SF/TF	2B1B	51	0	51	1,049,000	104,900	944,100	7,500	6,281	34,800	1,173	408	863	103,200	9.84%	-125	145	142	167	423
Option 3: 80% Financing																					
Type	Floor	Unit Type	Unit Size	Balcony/Pati o size	Total Size	Selling Price	Buyer's Deposit	Bond Amount	Rental Income	80% Finance : 30 Years - 7.00% Interest Rate	Rental Assist	Montly BC Levy Estimate	Property Rates	Rental Management : 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
A	GF	2B1B	51	6	57	1,199,000	239,800	959,200	7,800	6,382	37,800	1,173	456	897	109,800	9.16%	242	278	291	335	610
B	FF/SF/TF	2B1B	51	0	51	1,049,000	209,800	839,200	7,500	5,583	34,800	1,173	408	863	103,200	9.84%	573	843	840	865	1,121
DISCLAIMER																					
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												A	R37,800	R1,350	R1,000	R600	R200				
												B	R34,800	R1,100	R1,000	R600	R200				