GREENLEE
SANDTON, LINBRO PARK

FINANCIAL ANALYSIS

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)	Montly BC Levy Estimate	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	32.6	0	32.6	629,900	0	629,900	5,500	4,191	5,500	372	520	410	633	66,000	10.48%	-167	-363	-116	221	546
SF	Studio	32.6	0	32.6	629,900	0	629,900	5,500	4,191	5,500	372	520	410	633	66,000	10.48%	-167	-363	-116	221	546
TF	Studio	32.6	0	32.6	614,900	0	614,900	5,500	4,091	5,500	372	520	410	633	66,000	10.73%	-67	-263	-16	321	646
GF	1B1B	37.3	3.2	40.5	859,900	0	859,900	7,000	5,721	7,000	465	520	606	805	84,000	9.77%	-534	-779	-451	-27	391
FF	1B1B	39.4	4.4	43.8	799,900	0	799,900	6,600	5,322	6,600	511	520	555	759	79,200	9.90%	-517	-753	-451	-55	332
FF	1B1B	37.2	3.2	40.4	774,900	0	774,900	6,200	5,155	6,200	465	520	533	713	74,400	9.60%	-670	-893	-614	-242	120
SF	1B1B	39.4	4.4	43.8	799,900	0	799,900	6,600	5,322	6,600	511	520	555	759	79,200	9.90%	-517	-753	-451	-55	332
SF	1B1B	37.2	3.2	40.4	744,900	0	744,900	6,200	4,956	6,200	465	520	533	713	74,400	9.99%	-470	-694	-414	-42	320
TF	1B1B	39.4	4.4	43.8	799,900	0	799,900	6,600	5,322	6,600	511	520	555	759	79,200	9.90%	-517	-753	-451	-55	332
TF	1B1B	37.2	3.2	40.4	744,900	0	744,900	6,200	4,956	6,200	465	520	533	713	74,400	9.99%	-470	-694	-414	-42	320
SF	2B1B	52.5	5.7	58.2	971,145	0	971,145	7,000	6,461	7,000	674	520	701	805	84,000	8.65%	-1,578	-1,841	-1,533	-1,129	-733
TF	2B1B	52.5	5.7	58.2	971,145	0	971,145	7,000	6,461	7,000	674	520	701	805	84,000	8.65%	-1,578	-1,841	-1,533	-1,129	-733
SF	2B2B	62.9	5.8	68.7	999,900	0	999,900	8,250	6,652	8,250	790	520	725	949	99,000	9.90%	-699	-997	-615	-132	349
FF/SF	2B2B	58.2	6.2	64.4	1,009,900	0	1,009,900	8,250	6,719	8,250	747	520	700	949	99,000	9.80%	-697	-992	-605	-117	368

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)	Montly BC Levy Estimate	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	32.6	0	32.6	629,900	62,990	566,910	5,500	3,772	5,500	372	520	410	633	66,000	10.48%	252	56	338	641	965
SF	Studio	32.6	0	32.6	629,900	62,990	566,910	5,500	3,772	5,500	372	520	410	633	66,000	10.48%	252	56	338	641	965
TF	Studio	32.6	0	32.6	614,900	61,490	553,410	5,500	3,682	5,500	372	520	410	633	66,000	10.73%	342	146	428	730	1,055
GF	1B1B	37.3	3.2	40.5	859,900	85,990	773,910	7,000	5,149	7,000	465	520	606	805	84,000	9.77%	38	-207	156	545	963
FF	1B1B	39.4	4.4	43.8	799,900	79,990	719,910	6,600	4,790	6,600	511	520	555	759	79,200	9.90%	15	-221	116	477	864
FF	1B1B	37.2	3.2	40.4	774,900	77,490	697,410	6,200	4,640	6,200	465	520	533	713	74,400	9.60%	-154	-378	-63	274	636
SF	1B1B	39.4	4.4	43.8	799,900	79,990	719,910	6,600	4,790	6,600	511	520	555	759	79,200	9.90%	15	-221	116	477	864
SF	1B1B	37.2	3.2	40.4	744,900	74,490	670,410	6,200	4,460	6,200	465	520	533	713	74,400	9.99%	25	-198	116	454	816
TF	1B1B	39.4	4.4	43.8	799,900	79,990	719,910	6,600	4,790	6,600	511	520	555	759	79,200	9.90%	15	-221	116	477	864
TF	1B1B	37.2	3.2	40.4	744,900	74,490	670,410	6,200	4,460	6,200	465	520	533	713	74,400	9.99%	25	-198	116	454	816
SF	2B1B	52.5	5.7	58.2	971,145	97,115	874,031	7,000	5,815	7,000	674	520	701	805	84,000	8.65%	-932	-1,195	-852	-483	-87
TF	2B1B	52.5	5.7	58.2	971,145	97,115	874,031	7,000	5,815	7,000	674	520	701	805	84,000	8.65%	-932	-1,195	-852	-483	-87
SF	2B2B	62.9	5.8	68.7	999,900	99,990	899,910	8,250	5,987	8,250	790	520	725	949	99,000	9.90%	-33	-332	86	534	1,014
FF/SF	2B2B	58.2	6.2	64.4	1,009,900	100,990	908,910	8,250	6,047	8,250	747	520	700	949	99,000	9.80%	-25	-320	102	555	1,040

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)	Montly BC Levy Estimate	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	32.6	0	32.6	629,900	125,980	503,920	5,500	3,353	5,500	372	520	410	633	66,000	10.48%	671	476	757	1,060	1,384
SF	Studio	32.6	0	32.6	629,900	125,980	503,920	5,500	3,353	5,500	372	520	410	633	66,000	10.48%	671	476	757	1,060	1,384
TF	Studio	32.6	0	32.6	614,900	122,980	491,920	5,500	3,273	5,500	372	520	410	633	66,000	10.73%	751	555	837	1,139	1,464
GF	1B1B	37.3	3.2	40.5	859,900	171,980	687,920	7,000	4,577	7,000	465	520	606	805	84,000	9.77%	611	365	728	1,117	1,535
FF	1B1B	39.4	4.4	43.8	799,900	159,980	639,920	6,600	4,257	6,600	511	520	555	759	79,200	9.90%	548	311	648	1,009	1,397
FF	1B1B	37.2	3.2	40.4	774,900	154,980	619,920	6,200	4,124	6,200	465	520	533	713	74,400	9.60%	361	138	452	790	1,152
SF	1B1B	39.4	4.4	43.8	799,900	159,980	639,920	6,600	4,257	6,600	511	520	555	759	79,200	9.90%	548	311	648	1,009	1,397
SF	1B1B	37.2	3.2	40.4	744,900	148,980	595,920	6,200	3,965	6,200	465	520	533	713	74,400	9.99%	521	297	612	949	1,311
TF	1B1B	39.4	4.4	43.8	799,900	159,980	639,920	6,600	4,257	6,600	511	520	555	759	79,200	9.90%	548	311	648	1,009	1,397
TF	1B1B	37.2	3.2	40.4	744,900	148,980	595,920	6,200	3,965	6,200	465	520	533	713	74,400	9.99%	521	297	612	949	1,311
SF	2B1B	52.5	5.7	58.2	971,145	194,229	776,916	7,000	5,169	7,000	674	520	701	805	84,000	8.65%	-286	-549	-205	163	559
TF	2B1B	52.5	5.7	58.2	971,145	194,229	776,916	7,000	5,169	7,000	674	520	701	805	84,000	8.65%	-286	-549	-205	163	559
SF	2B2B	62.9	5.8	68.7	999,900	199,980	799,920	8,250	5,322	8,250	790	520	725	949	99,000	9.90%	632	333	751	1,199	1,679
FF/SF	2B2B	58.2	6.2	64.4	1,009,900	201,980	807,920	8,250	5,375	8,250	747	520	700	949	99,000	9.80%	647	352	774	1,227	1,712

Rental Income	Year 1	Year 2	Year 3	Year 4	Year 5
Studio	5,500	5,885	6,297	6,738	7,209
Studio	5,500	5,885	6,297	6,738	7,209
Studio	5,500	5,885	6,297	6,738	7,209
1B1B	7,000	7,490	8,014	8,575	9,176
1B1B	6,600	7,062	7,556	8,085	8,651
1B1B	6,200	6,634	7,098	7,595	8,127
1B1B	6,600	7,062	7,556	8,085	8,651
1B1B	6,200	6,634	7,098	7,595	8,127
1B1B	6,600	7,062	7,556	8,085	8,651
1B1B	6,200	6,634	7,098	7,595	8,127
2B1B	7,000	7,490	8,014	8,575	9,176
2B1B	7,000	7,490	8,014	8,575	9,176
2B2B	8,250	8,828	9,445	10,107	10,814
2B2B	8,250	8,828	9,445	10,107	10,814

Levies	Year 1	Year 2	Year 3	Year 4	Year 5
Studio	372	394	418	443	470
Studio	372	394	418	443	470
Studio	372	394	418	443	470
1B1B	465	493	522	554	587
1B1B	511	542	574	609	645
1B1B	465	493	522	554	587
1B1B	511	542	574	609	645
1B1B	465	493	522	554	587
1B1B	511	542	574	609	645
1B1B	465	493	522	554	587
2B1B	674	714	757	803	851
2B1B	674	714	757	803	851
2B2B	790	837	888	941	997
2B2B	747	792	839	890	943

Rental Assist	Total	Year 1	Year 2	Year 3	Year 4	Year 5
Studio	R5,500	R458	R0	R0	R0	R0
Studio	R5,500	R458	R0	R0	R0	R0
Studio	R5,500	R458	R0	R0	R0	R0
1B1B	R7,000	R583	R0	R0	R0	R0
1B1B	R6,600	R550	R0	R0	R0	R0
1B1B	R6,200	R517	R0	R0	R0	R0
1B1B	R6,600	R550	R0	R0	R0	R0
1B1B	R6,200	R517	R0	R0	R0	R0
1B1B	R6,600	R550	R0	R0	R0	R0
1B1B	R6,200	R517	R0	R0	R0	R0
2B1B	R7,000	R583	R0	R0	R0	R0
2B1B	R7,000	R583	R0	R0	R0	R0
2B2B	R8,250	R688	R0	R0	R0	R0
2B2B	R8,250	R688	R0	R0	R0	R0

Rates and Taxes	Year 1	Year 2	Year 3	Year 4	Year 5
Studio	410	435	461	488	518
Studio	410	435	461	488	518
Studio	410	435	461	488	518
1B1B	606	642	681	722	765
1B1B	555	588	624	661	701
1B1B	533	565	599	635	673
1B1B	555	588	624	661	701
1B1B	533	565	599	635	673
1B1B	555	588	624	661	701
1B1B	533	565	599	635	673
2B1B	701	743	788	835	885

Monthly Effluent Charge	Year 1	Year 2	Year 3	Year 4	Year 5
Studio	520	551	584	619	656
Studio	520	551	584	619	656
Studio	520	551	584	619	656
1B1B	520	551	584	619	656
1B1B	520	551	584	619	656
1B1B	520	551	584	619	656
1B1B	520	551	584	619	656
1B1B	520	551	584	619	656
1B1B	520	551	584	619	656
1B1B	520	551	584	619	656
2B1B	520	551	584	619	656

Rental Management	Year 1	Year 2	Year 3	Year 4	Year 5
Studio	632.50	676.78	724.15	774.84	829.08
Studio	632.50	676.78	724.15	774.84	829.08
Studio	632.50	676.78	724.15	774.84	829.08
1B1B	805.00	861.35	921.64	986.16	1055.19
1B1B	759.00	812.13	868.98	929.81	994.89
1B1B	713.00	762.91	816.31	873.46	934.60
1B1B	759.00	812.13	868.98	929.81	994.89
1B1B	713.00	762.91	816.31	873.46	934.60
1B1B	759.00	812.13	868.98	929.81	994.89
1B1B	713.00	762.91	816.31	873.46	934.60
2B1B	805.00	861.35	921.64	986.16	1055.19

2B1B	701	743	788	835	885		2B1B	520	551	584	619	656		2B1B	805.00	861.35	921.64	986.16	1055.19
2B2B	725	769	815	863	915		2B2B	520	551	584	619	656		2B2B	948.75	1015.16	1086.22	1162.26	1243.62
2B2B	700	742	787	834	884		2B2B	520	551	584	619	656		2B2B	948.75	1015.16	1086.22	1162.26	1243.62

DISCLAIMER

Greenlee Disclaimer

IGrow makes no warranties, whether expressed or implied, in regard to the websites, contents, accuracy, financial projections and/ or assumptions nor availability. The User assumes all responsibility and risk for the use of the information and other material provided. IGrow shall not be liable for any loss, injury, damage, cost, penalty or claim resulting from the use of the materials or projections/assumptions, whether direct or indirect. The User indemnifies IGrow and holds it harmless against any and all liability, loss, damage, penalty, cost or claim of whatsoever nature suffered by any third party in relation to any act or omission by the User in relation to the information and the use thereof by the User. *Bond and attorney fees paid by Seller only where appointed attorney attends to registration and transfer. Fees excluding any bank initiation fee, correspondent attorney fees and courier fees if applicable.