

# CRYSTAL LANE: FINANCIAL ANALYSIS

## 100% Bond financing

	Unit size	bed-rooms	bath-rooms	selling price	deposit	bond amount	100% finance 10,5%-30 years monthly bond instalment	monthly homeowner levy estimate	property rates & taxes estimate	rental income monthly projected	rental mngmnt monthly 10%	year 1 surplus/(shortfall) monthly	year 2 surplus/(shortfall) monthly	year 3 surplus/(shortfall) monthly
type	m3			R	R	R	R	R	R	R	R	R	R	R
Ground	94,4	3	2	1 199 000	-	1 199 000	10 968	950	450	10 500	1 050	(2 918)	(2 246)	(1 518)
First	94	3	2	1 180 000	-	1 180 000	10 794	950	450	10 000	1 000	(3 194)	(2 558)	(1 869)
Second	94	3	2	1 160 000	-	1 160 000	10 611	950	450	9 800	980	(3 191)	(2 569)	(1 896)

## 90% Bond financing

	Unit size	bed-rooms	bath-rooms	selling price	deposit	bond amount	90% finance 10,5%-30 years monthly bond instalment	monthly homeowner levy estimate	property rates & taxes estimate	rental income monthly projected	rental management monthly 10%	year 1 surplus/(shortfall) monthly without rental assist	year 2 surplus/(shortfall) monthly	year 3 surplus/(shortfall) monthly
FLOOR	m3	number	number	R	R	R	R	R	R	R	R	R	R	R
Ground	94,4	3	2	1 199 000	119 900	1 079 100	9 871	950	450	10 500	1 050	(1 821)	(1 149)	(422)
First	94	3	2	1 180 000	118 000	1 062 000	9 715	950	450	10 000	1 000	(2 115)	(1 479)	(790)
Second	94	3	2	1 160 000	116 000	1 044 000	9 550	950	450	9 800	980	(2 130)	(1 508)	(835)

## 80% Bond financing

	house size	bed-rooms	bath-rooms	selling price	deposit	bond amount	80% finance 10,5%-30 years monthly bond instalment	monthly homeowner levy estimate	property rates & taxes estimate	rental income monthly projected	rental management monthly 10%	year 1 surplus/(shortfall) monthly without rental assist	year 2 surplus/(shortfall) monthly	year 3 surplus/(shortfall) monthly
type	m3	number	number	R	R	R	R	R	R	R	R	R	R	R
Ground	94,4	3	2	1 199 000	239 800	959 200	8 774	950	450	10 500	1 050	(724)	(52)	675
First	94	3	2	1 180 000	236 000	944 000	8 635	950	450	10 000	1 000	(1 035)	(399)	289
Second	94	3	2	1 160 000	232 000	928 000	8 489	950	450	9 800	980	(1 069)	(447)	226

ASSUMPTIONS	
Expected annual capital growth	8%
Interest rate used on bond	10,5%
Bond term used	30 Years
Expected annual rental increase	8%
Rental management fee on gross rents	10%
Inflation rate (CPI)	6%

S13sex building allowance- 90% financing		R
Total purchase price of 5 properties @R1,199,000 per property		5 995 000
55% tax allowance		3 297 250
Annual s13sex allowance for 20 years		164 863
Annual benefit 45% tax rate trusts & marginal rate individuals		74 188
s13sex monthly cash benefit from reduced tax cost		6 182
monthly surplus/shortfall year 1 with s13 sex allowance		(2 922)
monthly surplus/shortfall year 2 with s13 sex allowance		438
monthly surplus/shortfall year 3 with s13 sex allowance		4 075

small shortfall year 1  
Surplus year 2  
Surplus year 3