

FINANCIAL ANALYSIS

Term in Years 30  
Interest Rate 11.50%

Inflation 6.00%  
Rental Escalation 6.00%

VAT 15.00%  
Levies - Rate per t 43



PARK CENTRAL  
Live LUXSERIOUSLY

Park Central 18 Oct 2024  
LONG & SHORT  
STAY

| Option 1: 100% Financing |       |           |           |                      |            |           |                     |               |                 |             |   |  | Long Stay units = 17 units only |  |  |   |   | Short Stay = 24 units only  |                              |   |   |   | Calculated at an interest rate of 10.75% to indicate 2025 onwards* |                              |   |   |   |   |
|--------------------------|-------|-----------|-----------|----------------------|------------|-----------|---------------------|---------------|-----------------|-------------|---|--|---------------------------------|--|--|---|---|---|------------------------------|---|---|---|--|------------------------------|---|---|---|---|
| Section number           | Floor | Unit Type | Unit Size | Balcony / Patio size | Total Size | Unit Type | Municipal Valuation | Selling Price | Buyer's Deposit | Bond Amount | Monthly Projected Rental Income incl. refuse and effluent | 100% Finance over 30 Years at a 11.50% Interest Rate | Rental Assist                   | Monthly BC Levy Estimate (Incl. Effluent Charge) | Monthly Property Rates (Incl. Refuse Charge) | Rental Management at 11.5% incl VAT (Only in 1st Year Long Stay, not applicable on Short stay as already deducted) from income) | Gross Income (Incl. Year 1 Rental Assist) | Gross Yield % (Gross Income Incl. Year 1 Rental Assist / Selling Price) | Year 1 Net Monthly Cash Flow | Year 2 Net Monthly Cash Flow (Free Rental Mgmt Long Stay) | Year 3 Net Monthly Cash Flow (Free Rental Mgmt Long Stay) | Year 4 Net Monthly Cash Flow (Free Rental Mgmt Long Stay) | Year 5 Net Monthly Cash Flow (Free Rental Mgmt Long Stay)          | Year 1 Net Monthly Cash Flow | Year 2 Net Monthly Cash Flow (Free Rental Mgmt Long Stay) | Year 3 Net Monthly Cash Flow (Free Rental Mgmt Long Stay) | Year 4 Net Monthly Cash Flow (Free Rental Mgmt Long Stay) | Year 5 Net Monthly Cash Flow (Free Rental Mgmt Long Stay) |
| 404                      | 4     | Simplex   | 48        | 23                   | 71         | 1 Bed     | 2,840,000           | 1,780,000     | 0               | 1,780,000   | 13,500  | 17,627   | 348,000                         | 4,529  | 2,346  | 1,553   | 270,000                                   | 15.17%  | -3,555                       | -4,605  | -5,184  | -4,737  | -5,264   | -2,544                       | -3,594  | -4,173  | -3,726  | -4,253  |
| 406                      | 4     | Simplex   | 61        | 18                   | 79         | 1 Bed     | 3,160,000           | 2,135,000     | 0               | 2,135,000   | 15,500  | 21,143   | 360,000                         | 4,929  | 2,580  | 1,783   | 300,000                                   | 14.05%  | -5,435                       | -6,173  | -7,165  | -6,626  | -7,055   | -4,222                       | -4,960  | -5,952  | -5,413  | -5,842  |
| 502                      | 5     | Duplex    | 54        | 45                   | 99         | 1 Bed     | 3,960,000           | 1,990,000     | 0               | 1,990,000   | 21,626  | 19,707   | 168,000                         | 6,167  | 3,167  | 0   | 307,512                                   | 15.45%  | -3,415                       | -2,677  | -2,895  | -3,067  | -3,188   | -2,284                       | -1,547  | -1,765  | -1,936  | -2,058  |
| 503                      | 5     | Duplex    | 54        | 19                   | 73         | 1 Bed     | 2,920,000           | 1,990,000     | 0               | 1,990,000   | 21,626  | 19,707   | 48,000                          | 4,866  | 2,405  | 0   | 283,512                                   | 14.25%  | -3,352                       | -3,491  | -2,578  | -2,610  | -1,584   | -2,221                       | -2,360  | -1,447  | -1,479  | -453  |
| 508                      | 5     | Duplex    | 53        | 20                   | 73         | 1 Bed     | 2,920,000           | 1,955,000     | 0               | 1,955,000   | 21,626  | 19,360   | 34,800                          | 4,634  | 2,405  | 0   | 276,312                                   | 14.13%  | -3,373                       | -2,898  | -2,470  | -1,987  | -945   | -2,263                       | -1,787  | -1,360  | -876  | 166   |
| 511                      | 5     | Simplex   | 49        | 29                   | 78         | 1 Bed     | 3,120,000           | 1,815,000     | 0               | 1,815,000   | 13,500  | 17,974   | 360,000                         | 5,116  | 2,551  | 1,553   | 276,000                                   | 15.21%  | -4,194                       | -5,291  | -6,420  | -6,027  | -6,610   | -3,163                       | -4,260  | -5,389  | -4,996  | -5,579  |
| 606                      | 6     | Simplex   | 49        | 18                   | 67         | 1 Bed     | 2,680,000           | 1,815,000     | 0               | 1,815,000   | 13,500  | 17,974   | 360,000                         | 4,329  | 2,112  | 1,553   | 276,000                                   | 15.21%  | -2,967                       | -3,391  | -5,042  | -4,566  | -5,062   | -1,936                       | -2,960  | -4,011  | -3,535  | -4,031  |
| 608                      | 6     | Simplex   | 90        | 0                    | 90         | 2 Bed     | 3,600,000           | 3,150,000     | 0               | 3,150,000   | 23,000  | 31,194   | 480,000                         | 5,364  | 2,903  | 2,645   | 438,000                                   | 13.90%  | -5,606                       | -7,077  | -7,640  | -7,647  | -7,594   | -3,817                       | -5,288  | -6,851  | -5,868  | -5,805  |
| 611                      | 6     | Simplex   | 91        | 0                    | 91         | 2 Bed     | 3,640,000           | 3,185,000     | 0               | 3,185,000   | 28,000  | 31,541   | 237,600                         | 5,646  | 2,932  | 0   | 432,000                                   | 13.56%  | -4,119                       | -4,154  | -6,719  | -6,409  | -7,022   | -2,310                       | -2,345  | -4,909  | -4,600  | -5,212  |
| 703                      | 7     | Simplex   | 49        | 12                   | 61         | 1 Bed     | 2,440,000           | 1,815,000     | 0               | 1,815,000   | 13,500  | 17,974   | 348,000                         | 4,028  | 2,053  | 1,553   | 264,000                                   | 14.55%  | -3,608                       | -3,610  | -4,638  | -4,138  | -4,608   | -2,577                       | -2,579  | -3,607  | -3,107  | -3,577  |
| 705                      | 7     | Simplex   | 48        | 13                   | 61         | 1 Bed     | 2,440,000           | 1,780,000     | 0               | 1,780,000   | 13,500  | 17,627   | 348,000                         | 4,028  | 2,053  | 1,553   | 264,000                                   | 14.83%  | -3,261                       | -3,263  | -4,292  | -3,792  | -4,261   | -2,250                       | -2,252  | -3,280  | -2,780  | -3,250  |
| 707                      | 7     | Simplex   | 49        | 12                   | 61         | 1 Bed     | 2,440,000           | 1,815,000     | 0               | 1,815,000   | 13,500  | 17,974   | 348,000                         | 4,028  | 2,053  | 1,553   | 264,000                                   | 14.55%  | -3,608                       | -3,610  | -4,638  | -4,138  | -4,608   | -2,577                       | -2,579  | -3,607  | -3,107  | -3,577  |
| 710                      | 7     | Simplex   | 63        | 0                    | 63         | 1 Bed     | 2,520,000           | 2,205,000     | 0               | 2,205,000   | 15,500  | 21,836   | 360,000                         | 4,128  | 2,112  | 1,783   | 300,000                                   | 13.61%  | -4,858                       | -5,520  | -6,431  | -5,807  | -6,145   | -3,606                       | -4,268  | -5,179  | -4,554  | -4,893  |
| 712                      | 7     | Simplex   | 72        | 0                    | 72         | 2 Bed     | 2,880,000           | 2,520,000     | 0               | 2,520,000   | 22,000  | 24,955   | 318,000                         | 4,695  | 2,375  | 2,530   | 366,000                                   | 14.52%  | -4,056                       | -3,630  | -3,681  | -2,674  | -2,608   | -2,624                       | -2,199  | -2,249  | -1,243  | -1,176  |
| 714                      | 7     | Simplex   | 91        | 0                    | 91         | 2 Bed     | 3,640,000           | 3,185,000     | 0               | 3,185,000   | 23,000  | 31,541   | 360,000                         | 5,646  | 2,932  | 2,645   | 402,000                                   | 12.62%  | -9,264                       | -9,754  | -10,337   | -9,365  | -10,334  | -7,455                       | -7,945  | -8,527  | -7,555  | -8,525  |
| 803                      | 8     | Simplex   | 63        | 36                   | 99         | 1 Bed     | 3,960,000           | 2,205,000     | 0               | 2,205,000   | 17,895  | 21,836   | 248,640                         | 5,922  | 3,167  | 0   | 319,860                                   | 14.51%  | -4,270                       | -4,542  | -7,941  | -11,348   | -10,718  | -3,017                       | -3,289  | -6,689  | -10,095   | -9,466  |
| 808                      | 8     | Simplex   | 60        | 0                    | 60         | 1 Bed     | 2,400,000           | 2,100,000     | 0               | 2,100,000   | 15,500  | 20,796   | 360,000                         | 3,978  | 2,488  | 1,783   | 300,000                                   | 14.29%  | -4,045                       | -4,721  | -5,596  | -5,037  | -5,392   | -2,852                       | -3,528  | -4,403  | -3,844  | -4,199  |
| 809                      | 8     | Duplex    | 51        | 0                    | 51         | 1 Bed     | 2,040,000           | 1,785,000     | 0               | 1,785,000   | 21,627  | 17,677   | 0                               | 3,522  | 1,760  | 0   | 259,524                                   | 14.54%  | -1,332                       | -351  | 688   | 1,790   | 2,958  | -318                         | 663   | 1,702   | 2,804   | 3,972   |
| 810                      | 8     | Simplex   | 60        | 0                    | 60         | 1 Bed     | 2,400,000           | 2,100,000     | 0               | 2,100,000   | 15,500  | 20,796   | 360,000                         | 3,978  | 2,024  | 1,783   | 300,000                                   | 14.29%  | -3,581                       | -4,228  | -4,624  | -4,984  | -4,805   | -2,388                       | -3,035  | -3,431  | -3,791  | -3,612  |
| 811                      | 8     | Duplex    | 103       | 0                    | 103        | 2 Bed     | 4,120,000           | 3,605,000     | 0               | 3,605,000   | 28,000  | 35,700   | 536,400                         | 6,362  | 3,284  | 0   | 488,400                                   | 13.55%  | -4,646                       | -5,245  | -6,078  | -6,840  | -7,529   | -2,598                       | -3,197  | -4,030  | -4,792  | -5,481  |
| 815                      | 8     | Simplex   | 94        | 0                    | 94         | 2 Bed     | 3,760,000           | 3,290,000     | 0               | 3,290,000   | 28,000  | 32,581   | 254,400                         | 5,796  | 3,020  | 0   | 457,200                                   | 13.90%  | -3,297                       | -3,146  | -9,026  | -9,733  | -8,362   | -1,428                       | -1,277  | -7,157  | -7,864  | -6,493  |
| 816                      | 8     | Simplex   | 65        | 25                   | 90         | 1 Bed     | 3,600,000           | 2,275,000     | 0               | 2,275,000   | 17,895  | 22,529   | 250,800                         | 5,480  | 2,903  | 0   | 320,340                                   | 14.08%  | -4,217                       | -4,347  | -8,842  | -10,200   | -10,521  | -2,925                       | -3,054  | -7,549  | -8,908  | -9,228  |
| 910                      | 9     | Simplex   | 62        | 0                    | 62         | 1 Bed     | 2,480,000           | 2,170,000     | 0               | 2,170,000   | 17,895  | 21,489   | 216,240                         | 4,078  | 2,567  | 0   | 291,660                                   | 13.44%  | -3,830                       | -3,955  | -5,850  | -6,091  | -6,287   | -2,597                       | -2,722  | -4,617  | -4,858  | -5,055  |
| 913                      | 9     | Simplex   | 94        | 0                    | 94         | 2 Bed     | 3,553,000           | 3,290,000     | 0               | 3,290,000   | 28,000  | 32,581   | 252,000                         | 5,796  | 3,020  | 0   | 454,800                                   | 13.82%  | -3,497                       | -4,146  | -9,026  | -8,733  | -8,362   | -1,628                       | -2,277  | -7,157  | -6,864  | -6,493  |
| 914                      | 9     | Simplex   | 62        | 0                    | 62         | 1 Bed     | 2,480,000           | 2,170,000     | 0               | 2,170,000   | 15,500  | 21,489   | 360,000                         | 4,078  | 2,082  | 1,783   | 300,000                                   | 13.82%  | -4,433                       | -5,090  | -5,496  | -5,866  | -5,699   | -3,200                       | -3,857  | -4,263  | -4,633  | -4,466  |
| 1006                     | 10    | Simplex   | 62        | 0                    | 62         | 1 Bed     | 2,480,000           | 2,170,000     | 0               | 2,170,000   | 15,500  | 21,489   | 360,000                         | 4,078  | 2,082  | 1,783   | 300,000                                   | 13.82%  | -4,433                       | -5,090  | -5,496  | -5,866  | -5,699   | -3,200                       | -3,857  | -4,263  | -4,633  | -4,466  |
| 1102                     | 11    | Simplex   | 60        | 0                    | 60         | 1 Bed     | 2,400,000           | 2,100,000     | 0               | 2,100,000   | 15,500  | 20,796   | 360,000                         | 3,978  | 2,024  | 1,783   | 300,000                                   | 14.29%  | -3,581                       | -4,228  | -4,624  | -4,984  | -4,805   | -2,388                       | -3,035  | -3,431  | -3,791  | -3,612  |
| 1105                     | 11    | Duplex    | 104       | 0                    | 104        | 2 Bed     | 4,160,000           | 3,640,000     | 0               | 3,640,000   | 28,000  | 36,047   | 274,800                         | 6,296  | 2,848  | 0   | 481,200                                   | 13.22%  | -5,091                       | -5,260  | -14,861   | -13,590   | -12,242  | -3,023                       | -3,192  | -12,793   | -11,522   | -10,174   |
| 1110                     | 11    | Simplex   | 62        | 0                    | 62         | 1 Bed     | 2,480,000           | 2,170,000     | 0               | 2,170,000   | 17,895  | 21,489   | 216,240                         | 4,078  | 2,082  | 0   | 286,860                                   | 13.22%  | -3,745                       | -4,041  | -5,305  | -5,514  | -4,675   | -2,512                       | -2,808  | -4,072  | -4,281  | -3,442  |
| 1113                     | 11    | Simplex   | 93        | 0                    | 93         | 2 Bed     | 3,720,000           | 3,255,000     | 0               | 3,255,000   | 28,000  | 32,234   | 241,200                         | 5,746  | 2,991  | 0   | 440,400                                   | 13.53%  | -4,271                       | -4,415  | -7,990  | -8,292  | -7,915   | -2,422                       | -2,566  | -5,741  | -6,442  | -6,066  |
| 1114                     | 11    | Simplex   | 62        | 0                    | 62         | 1 Bed     | 2,480,000           | 2,170,000     | 0               | 2,170,000   | 15,500  | 21,489   | 378,000                         | 4,078  | 2,082  | 1,783   | 297,600                                   | 13.71%  | -4,633                       | -5,390  | -4,996  | -4,866  | -5,199   | -3,400                       | -4,157  | -3,763  | -3,633  | -3,966  |
| 1210                     | 12    | Simplex   | 65        | 48                   | 113        | 1 Bed     | 4,238,000           | 2,275,000     | 0               | 2,275,000   | 17,895  | 22,529   | 307,200                         | 7,124  | 3,577  | 0   | 347,340                                   | 15.27%  | -4,285                       | -4,354  | -12,446   | -11,961   | -13,447  | -2,993                       | -3,061  | -11,154   | -10,669   | -12,155   |
| 1212                     | 12    | Simplex   | 93        | 0                    | 93         | 2 Bed     | 3,720,000           | 3,255,000     | 0               | 3,255,000   | 28,000  | 32,234   | 241,200                         | 5,746  | 2,991  | 0   | 440,400                                   | 13.53%  | -4,271                       | -4,415  | -7,990  | -8,292  | -7,915   | -2,422                       | -2,566  | -5,741  | -6,442  | -6,066  |
| 1213                     | 12    | Simplex   | 62        | 0                    | 62         | 1 Bed     | 2,480,000           | 2,170,000     | 0               | 2,170,000   | 15,500  | 21,489   | 241,200                         | 4,078  | 2,082  | 1,783   | 302,400                                   | 13.94%  | -4,233                       | -5,190  | -7,996  | -9,366  | -9,699   | -3,000                       | -3,957  | -6,763  | -8,133  | -8,466  |
| 1302                     | 13    | Simplex   | 62        | 0                    | 62         | 1 Bed     | 2,480,000           | 2,170,000     | 0               | 2,170,000   | 15,500  | 21,489   | 241,200                         | 4,078  | 2,082  | 1,783   | 302,400                                   | 13.94%  | -4,233                       | -5,190  | -7,996  | -9,366  | -9,699   | -3,000                       | -3,957  | -6,763  | -8,133  | -8,466  |
| 1305                     | 13    | Simplex   | 62        | 0                    | 62         | 1 Bed     | 2,480,000           | 2,170,000     | 0               | 2,170,000   | 15,500  | 21,489   | 241,200                         | 4,078  | 2,082  | 1,783   | 302,400                                   | 13.94%  | -4,233                       | -5,190  | -7,996  | -9,366  | -9,699   | -3,000                       | -3,957  | -6,763  | -8,133  | -8,466  |
| 1512                     | 15    | Studio    | 31        | 0                    | 31         | Studio    | 1,240,000           | 1,085,000     | 0               | 1,085,000   | 11,039  | 10,745   | 28,500                          | 2,388  | 1,174  | 0   | 150,708                                   | 13.89%  | -1,748                       | -1,964  | -2,344  | -1,840  | -1,306   | -1,132                       | -1,348  | -1,727  | -1,223  | -689  |
| 1516                     | 15    | Studio    | 30        | 0                    | 30         | Studio    | 1,350,000           | 1,050,000     | 0               | 1,050,000   | 11,039  | 10,398   | 17,340                          | 2,337  | 1,255  | 0   | 145,668                                   | 13.87%  | -1,851                       | -2,159  | -2,031  | -1,528  | -996   | -1,254                       | -1,563  | -1,434  | -932  | -400  |
| 1601                     | 16    | Simplex   | 87        | 6                    | 93         | 2 Bed     | 3,720,000           | 3,045,000     | 0               | 3,045,000   | 23,000  | 30,154   | 534,000                         | 5,746  | 2,991  | 2,645   | 438,000                                   | 14.38%  | -5,037                       | -6,036  | -6,129  | -5,667  | -5,648   | -3,307                       | -4,306  | -4,399  | -3,937  | -3,918  |
| 1707                     | 17    | Studio    | 37        | 0                    | 37         | Studio    | 1,480,000           | 1,295,000     | 0               | 1,295,000   | 11,544  | 12,824   | 77,460                          | 2,693  | 1,350  | 0   | 181,248                                   | 14.00%  | -1,763                       | -1,978  | -4,396  | -3,891  | -3,355   | -1,028                       | -1,243  | -3,661  | -3,155  |   |