

SYDNEY COURT FINANCIAL ANALYSIS

OPTION 1: 100% FINANCING

Floor	Unit size	Balcony / Stoep	Total Size	Bed-rooms	Bath-rooms	TOTAL SELLING PRICE	Buyer's Deposit	Bond amount	100% finance 10,25%-30 years monthly bond instalment	Monthly BC levy estimate	Property rates estimate	Rental income monthly projected	Rental mngmnt monthly 10% plus VAT	NETT INCOME PER YEAR	NETT RETURN Excl Assist %	Year 1 surplus/(shortfall) monthly Incl Rental Assist R600 p/m	Year 2 surplus/(shortfall) monthly Incl Rental Assist R366 p/m	Year 3 surplus/(shortfall) monthly Incl Rental Assist R366 p/m
Ground	61	6	67	2	1	759000	-	759 000	6 801	800	R 300	6 300	725	53 706	7,08	(1 726)	(1 580)	(1 168)
First	61	6	67	2	1	755000	-	755 000	6 766	800	R 300	6 000	690	50 520	6,69	(1 956)	(1 831)	(1 442)
Second	61	6	67	2	1	750000	-	750 000	6 721	800	R 300	5 800	667	48 396	6,45	(2 088)	(1 977)	(1 604)

OPTION 2: 90% FINANCING

Floor	Unit size	Balcony / Stoep	Total Size	Bed-rooms	Bath-rooms	TOTAL SELLING PRICE	Buyer's Deposit	Bond amount	90% finance 10,25%-30 years monthly bond instalment	Monthly BC levy estimate	Property rates estimate	Rental income monthly projected	Rental mngmnt monthly 10% plus VAT	NETT INCOME PER YEAR	NETT RETURN Excl Assist %	Year 1 surplus/(shortfall) monthly Incl Rental Assist R600 p/m	Year 2 surplus/(shortfall) monthly Incl Rental Assist R366 p/m	Year 3 surplus/(shortfall) monthly Incl Rental Assist R366 p/m
Ground	61	6	67	2	1	759000	75 900	683 100	6 121	800	R 300	6 300	725	53 706	7,08	(1 046)	(900)	(488)
First	61	6	67	2	1	755000	75 500	679 500	6 089	800	R 300	6 000	690	50 520	6,69	(1 279)	(1 154)	(765)
Second	61	6	67	2	1	750000	75 000	675 000	6 049	800	R 300	5 800	667	48 396	6,45	(1 416)	(1 305)	(932)

OPTION 2: 80% FINANCING

Floor	Unit size	Balcony / Stoep	Total Size	Bed-rooms	Bath-rooms	TOTAL SELLING PRICE	Buyer's Deposit	Bond amount	80% finance 10,25%-30 years monthly bond instalment	Monthly BC levy estimate	Property rates estimate	Rental income monthly projected	Rental mngmnt monthly 10% plus VAT	NETT INCOME PER YEAR	NETT RETURN Excl Assist %	Year 1 surplus/(shortfall) monthly Incl Rental Assist R600 p/m	Year 2 surplus/(shortfall) monthly Incl Rental Assist R366 p/m	Year 3 surplus/(shortfall) monthly Incl Rental Assist R366 p/m
Ground	61	6	67	2	1	759000	151 800	607 200	5 441	800	R 300	6 300	725	53 706	7,08	(366)	(220)	192
First	61	6	67	2	1	755000	151 000	604 000	5 412	800	R 300	6 000	690	50 520	6,69	(602)	(478)	(89)
Second	61	6	67	2	1	750000	150 000	600 000	5 377	800	R 300	5 800	667	48 396	6,45	(744)	(633)	(259)

ASSUMPTIONS	
Expected annual capital growth	8%
Interest rate used on bond	10,25%
Bond term used	30 Years
Expected annual rental increase	8%
Rental management fee on gross rental (Incl VAT)	10%
Inflation rate (CPI)	6%
VAT rate	15%
Rental assist year 1	R600 p/m
Rental assist year 2	R366 p/m
Rental assist year 3	R366 p/m
Total assist = R16 000	
Wealth Plan & Software Included	

s13sex building allowance- 90% financing		R
Total purchase price of 5 properties @ R759000 per property		3 795 000
55% total allowance		2 087 250
Annual s13sex allowance for 20 years		104 363
Annual benefit 28% tax rate for companies		29 222
s13sex monthly cash benefit from reduced tax cost		2 371
monthly surplus/shortfall year 1 with s13 sex allowance		(2 858)
monthly surplus/shortfall year 2 with s13 sex allowance		(2 128)
monthly surplus/shortfall year 3 with s13 sex allowance		(69)



	LEVY YEAR 1		LEVY YEAR 2		LEVY YEAR 3	
FLOOR						
ground		800	R	848	R	899
first		800	R	848	R	899
second		800	R	848	R	899
FLOOR	Rates & Taxes (Estimate)YEAR 1		Rates & Taxes (Estimate)YEAR 2		Rates & Taxes (Estimate)YEAR 3	
ground	R	300	R	318	R	337
first	R	300	R	318	R	337
second	R	300	R	318	R	337
FLOOR	PROJECTED RENTAL INCOME YEAR 1		PROJECTED RENTAL INCOME YEAR 2		PROJECTED RENTAL INCOME YEAR 3	
ground		6 300	R	6 804	R	7 348
first		6 000	R	6 480	R	6 998
second		5 800	R	6 264	R	6 765
FLOOR	RENTAL MANAGEMENT YEAR 1		RENTAL MANAGEMENT YEAR 2		RENTAL MANAGEMENT YEAR 3	
ground	R	725	R	782	R	845
first	R	690	R	745	R	805
second	R	667	R	720	R	778