

# Burgoyne Heights

RICHWOOD  
CAPE TOWN

## OPTION 1: 100% FINANCING

Floor	Unit size m2	Balcony / Patio m2	Garden size m2	Total Size m2	Bed-rooms	Bath-rooms	TOTAL SELLING PRICE R	Buyer's Deposit R	Bond amount R	100% finance 10,25%-30 years monthly bond instalment R	Monthly BC levy estimate R	Property rates estimate R	Rental income monthly projected R	Rental mngmnt monthly 10% plus VAT R	NETT INCOME PER YEAR R	NETT RETURN Excl Assist %	Year 1 surplus/(shortfall) monthly	Year 2 surplus/(shortfall) monthly	Year 3 surplus/(shortfall) monthly	Year 4 surplus/(shortfall) monthly	Year 5 surplus/(shortfall) monthly	Year 6 surplus/(shortfall) monthly
Ground corner	57	3	29	89	2	1	1159000	-	1 159 000	10 386	1 000	R 600	8 000	920	65 754	5,67	(4 906)	(4 436)	(3 926)	(3 373)	(2 774)	(2 125)
Ground center	57	3	29	89	2	1	1149000	-	1 149 000	10 296	1 000	R 594	8 000	920	65 829	5,73	(4 810)	(4 340)	(3 829)	(3 276)	(2 677)	(2 027)
First corner	63	14	0	77	2	1	1099000	-	1 099 000	9 848	950	R 563	7 800	897	64 681	5,89	(4 458)	(3 997)	(3 496)	(2 954)	(2 367)	(1 730)
First center	59	13	0	72	2	1	1075000	-	1 075 000	9 633	950	R 548	7 800	897	64 861	6,03	(4 228)	(3 766)	(3 264)	(2 721)	(2 133)	(1 495)
Second corner	61	3	0	64	2	1	1025000	-	1 025 000	9 185	950	R 517	7 600	874	63 113	6,16	(3 926)	(3 476)	(2 988)	(2 459)	(1 886)	(1 265)
Second center	57	3	0	60	2	1	995000	-	995 000	8 916	950	R 498	7 600	874	63 338	6,37	(3 638)	(3 187)	(2 698)	(2 168)	(1 593)	(971)
Third corner	61	3	0	64	2	1	1025000	-	1 025 000	9 185	950	R 517	7 600	874	63 113	6,16	(3 926)	(3 476)	(2 988)	(2 459)	(1 886)	(1 265)
Third center	57	3	0	60	2	1	995000	-	995 000	8 916	950	R 498	7 600	874	63 338	6,37	(3 638)	(3 187)	(2 698)	(2 168)	(1 593)	(971)

## OPTION 2: 90% FINANCING

Floor	Unit size m2	Balcony / Patio m2	Garden size m2	Total Size m2	Bed-rooms	Bath-rooms	TOTAL SELLING PRICE R	Buyer's Deposit 10% R	Bond amount R	100% finance 10,25%-30 years monthly bond instalment R	Monthly BC levy estimate R	Property rates estimate R	Rental income monthly projected R	Rental mngmnt monthly 10% plus VAT R	NETT INCOME PER YEAR R	NETT RETURN Excl Assist %	Year 1 surplus/(shortfall) monthly	Year 2 surplus/(shortfall) monthly	Year 3 surplus/(shortfall) monthly	Year 4 surplus/(shortfall) monthly	Year 5 surplus/(shortfall) monthly	Year 6 surplus/(shortfall) monthly
Ground corner	57	3	29	89	2	1	1159000	115 900	1 043 100	9 347	1 000	R 600	8 000	920	65 754	5,67	(3 868)	(3 397)	(2 887)	(2 335)	(1 736)	(1 086)
Ground center	57	3	29	89	2	1	1149000	114 900	1 034 100	9 267	1 000	R 594	8 000	920	65 829	5,73	(3 781)	(3 310)	(2 800)	(2 247)	(1 647)	(997)
First corner	63	14	0	77	2	1	1099000	109 900	989 100	8 863	950	R 563	7 800	897	64 681	5,89	(3 473)	(3 012)	(2 512)	(1 969)	(1 382)	(745)
First center	59	13	0	72	2	1	1075000	107 500	967 500	8 670	950	R 548	7 800	897	64 861	6,03	(3 265)	(2 802)	(2 301)	(1 758)	(1 169)	(532)
Second corner	61	3	0	64	2	1	1025000	102 500	922 500	8 267	950	R 517	7 600	874	63 113	6,16	(3 007)	(2 557)	(2 069)	(1 540)	(967)	(346)
Second center	57	3	0	60	2	1	995000	99 500	895 500	8 025	950	R 498	7 600	874	63 338	6,37	(2 746)	(2 295)	(1 806)	(1 276)	(702)	(79)
Third corner	61	3	0	64	2	1	1025000	102 500	922 500	8 267	950	R 517	7 600	874	63 113	6,16	(3 007)	(2 557)	(2 069)	(1 540)	(967)	(346)
Third center	57	3	0	60	2	1	995000	99 500	895 500	8 025	950	R 498	7 600	874	63 338	6,37	(2 746)	(2 295)	(1 806)	(1 276)	(702)	(79)

## OPTION 3: 80% FINANCING

Floor	Unit size m2	Balcony / Patio m2	Garden size m2	Total Size m2	Bed-rooms	Bath-rooms	TOTAL SELLING PRICE R	Buyer's Deposit 20% R	Bond amount R	100% finance 10,25%-30 years monthly bond instalment R	Monthly BC levy estimate R	Property rates estimate R	Rental income monthly projected R	Rental mngmnt monthly 10% plus VAT R	NETT INCOME PER YEAR R	NETT RETURN Excl Assist %	Year 1 surplus/(shortfall) monthly	Year 2 surplus/(shortfall) monthly	Year 3 surplus/(shortfall) monthly	Year 4 surplus/(shortfall) monthly	Year 5 surplus/(shortfall) monthly	Year 6 surplus/(shortfall) monthly
Ground corner	57	3	29	89	2	1	1159000	231 800	927 200	8 309	1 000	R 600	8 000	920	65 754	5,67	(2 829)	(2 359)	(1 849)	(1 296)	(697)	(48)
Ground center	57	3	29	89	2	1	1149000	229 800	919 200	8 237	1 000	R 594	8 000	920	65 829	5,73	(2 751)	(2 280)	(1 770)	(1 217)	(617)	32
First corner	63	14	0	77	2	1	1099000	219 800	879 200	7 879	950	R 563	7 800	897	64 681	5,89	(2 488)	(2 027)	(1 527)	(985)	(397)	240
First center	59	13	0	72	2	1	1075000	215 000	860 000	7 706	950	R 548	7 800	897	64 861	6,03	(2 301)	(1 839)	(1 338)	(795)	(206)	432
Second corner	61	3	0	64	2	1	1025000	205 000	820 000	7 348	950	R 517	7 600	874	63 113	6,16	(2 089)	(1 639)	(1 151)	(622)	(49)	572
Second center	57	3	0	60	2	1	995000	199 000	796 000	7 133	950	R 498	7 600	874	63 338	6,37	(1 855)	(1 404)	(915)	(384)	190	812
Third corner	61	3	0	64	2	1	1025000	205 000	820 000	7 348	950	R 517	7 600	874	63 113	6,16	(2 089)	(1 639)	(1 151)	(622)	(49)	572
Third center	57	3	0	60	2	1	995000	199 000	796 000	7 133	950	R 498	7 600	874	63 338	6,37	(1 855)	(1 404)	(915)	(384)	190	812

### 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 (Excl VAT)	10%
Inflation rate (CPI)	6%
VAT rate	15%

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