

FINANCIAL ANALYSIS

Higher rental assist - November 2023

* See disclaimer for qualifying sections on R30 000 rental assist

Term in Years 30
Interest Rate 11.75%

Inflation 6.00%
Rental Escalation 6.00%

VAT 15.00%
Levies - Rate per sqm 22

Option 1: 100% Financing

Nr of units per type	Type	Floor	Unit Type	Unit Size	Balcony / Patio size (excl Gardens)	Total Size	Selling Price	Buyer's Deposit	Bond Amount	Rental Income	100% Finance over 30 Years at a 11.75% Interest Rate	Rental Assist	Monthly BC Levy Estimate	Monthly Property Rates Estimate	Rental Management at 11.5% incl VAT	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	Year 3 Net Monthly Cash Flow	Year 4 Net Monthly Cash Flow	Year 5 Net Monthly Cash Flow
8	3	Ground	3B2B	69	13	82	1,849,000	0	1,849,000	10,800	18,664	6,000	1,804	736	1,242	135,600	7.33%	-11,146	-11,225	-10,778	-10,305	-9,804
2	2A	Ground	2B1B	50.5	6.2	56.7	1,399,000	0	1,399,000	9,200	14,122	6,000	1,247	522	1,058	116,400	8.32%	-7,249	-7,367	-6,961	-6,532	-6,076
12	2A	FF & SF	2B1B*	50.5	6.2	56.7	1,299,000	0	1,299,000	8,300	13,112	30,000	1,247	475	955	117,600	9.05%	-5,989	-6,151	-6,794	-6,414	-6,013
8	2C	FF & SF	2B1B*	50.8	10.1	60.9	1,349,000	0	1,349,000	8,300	13,617	30,000	1,340	498	955	117,600	8.72%	-6,610	-6,779	-7,429	-7,058	-6,664
3	1A&B	GF,FF,SF	1B1B	38.4	5.6	44	1,069,000	0	1,069,000	7,500	10,791	6,000	968	365	863	96,000	8.98%	-4,986	-5,168	-4,831	-4,473	-4,094

Option 2: 90% Financing

Nr of units per type	Type	Floor	Unit Type	Unit Size	Balcony / Patio size (excl Gardens)	Total Size	Selling Price	Buyer's Deposit	Bond Amount	Rental Income	90% Finance over 30 Years at a 11.75% Interest Rate	Rental Assist	Monthly BC Levy Estimate	Monthly Property Rates Estimate	Rental Management at 11.5% incl VAT	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	Year 3 Net Monthly Cash Flow	Year 4 Net Monthly Cash Flow	Year 5 Net Monthly Cash Flow
8	3	Ground	3B2B	69	13	82	1,849,000	184,900	1,664,100	10,800	16,798	6,000	1,804	735.78	1,242	135,600	7.33%	-9,279	-9,358	-8,912	-8,439	-7,937
2	2A	Ground	2B1B	50.5	6.2	56.7	1,399,000	139,900	1,259,100	9,200	12,709	6,000	1,247	522.03	1,058	116,400	8.32%	-5,837	-5,955	-5,549	-5,120	-4,664
12	2A	FF & SF	2B1B*	50.5	6.2	56.7	1,299,000	129,900	1,169,100	8,300	11,801	30,000	1,247	474.53	955	117,600	9.05%	-4,677	-4,840	-5,482	-5,103	-4,701
8	2C	FF & SF	2B1B*	50.8	10.1	60.9	1,349,000	134,900	1,214,100	8,300	12,255	30,000	1,340	498.28	955	117,600	8.72%	-5,248	-5,417	-6,067	-5,696	-5,302
3	1A&B	GF,FF,SF	1B1B	38.4	5.6	44	1,069,000	106,900	962,100	7,500	9,712	6,000	968	365.28	863	96,000	8.98%	-3,907	-4,089	-3,752	-3,394	-3,015

Option 3: 80% Financing

Nr of units per type	Type	Floor	Unit Type	Unit Size	Balcony / Patio size (excl Gardens)	Total Size	Selling Price	Buyer's Deposit	Bond Amount	Rental Income	80% Finance over 30 Years at a 11.75% Interest Rate	Rental Assist	Monthly BC Levy Estimate	Monthly Property Rates Estimate	Rental Management at 11.5% incl VAT	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	Year 3 Net Monthly Cash Flow	Year 4 Net Monthly Cash Flow	Year 5 Net Monthly Cash Flow
8	3	Ground	3B2B	69	13	82	1,849,000	369,800	1,479,200	10,800	14,931	6,000	1,804	735.78	1,242	135,600	7.33%	-7,413	-7,492	-7,046	-6,572	-6,071
2	2A	Ground	2B1B	50.5	6.2	56.7	1,399,000	279,800	1,119,200	9,200	11,297	6,000	1,247	522.03	1,058	116,400	8.32%	-4,425	-4,542	-4,137	-3,707	-3,252
12	2A	FF & SF	2B1B*	50.5	6.2	56.7	1,299,000	259,800	1,039,200	8,300	10,490	30,000	1,247	474.53	955	117,600	9.05%	-3,366	-3,529	-4,171	-3,792	-3,390
8	2C	FF & SF	2B1B*	50.8	10.1	60.9	1,349,000	269,800	1,079,200	8,300	10,894	30,000	1,340	498.28	955	117,600	8.72%	-3,886	-4,056	-4,705	-4,334	-3,941
3	1A&B	GF,FF,SF	1B1B	38.4	5.6	44	1,069,000	213,800	855,200	7,500	8,632	6,000	968	365.28	863	96,000	8.98%	-2,828	-3,010	-2,673	-2,315	-1,936

Rental Income	Year 1	Year 2	Year 3	Year 4	Year 5
3	10,800	11,448	12,135	12,863	13,635
2A	9,200	9,752	10,337	10,957	11,615
2A	8,300	8,798	9,326	9,885	10,479
2C	8,300	8,798	9,326	9,885	10,479
1A&B	7,500	7,950	8,427	8,933	9,469

Levies	Year 1	Year 2	Year 3	Year 4	Year 5
3	1,804	1,912	2,027	2,149	2,278
2A	1,247	1,322	1,402	1,486	1,575
2A	1,247	1,322	1,402	1,486	1,575
2C	1,340	1,420	1,505	1,596	1,691
1A&B	968	1,026	1,088	1,153	1,222

Rental Assist	Total	Year 1	Year 2	Year 3	Year 4	Year 5
3	R6,000	R500	R0	R0	R0	R0
2A	R6,000	R500	R0	R0	R0	R0
2A	R30,000	R1,500	R1,000	R0	R0	R0
2C	R30,000	R1,500	R1,000	R0	R0	R0
1A&B	R6,000	R500	R0	R0	R0	R0

Rates and Taxes	Year 1	Year 2	Year 3	Year 4	Year 5
3	736	780	827	876	929
2A	522	553	587	622	659
2A	475	503	533	565	599
2C	498	528	560	593	629
1A&B	365	387	410	435	461

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Rental Management	Year 1	Year 2	Year 3	Year 4	Year 5
3	1242	1317	1396	1479	1568
2A	1058	1121	1189	1260	1336
2A	955	1012	1072	1137	1205
2C	955	1012	1072	1137	1205
1A&B	863	914	969	1027	1089