



KIERLAND SKYE
BRENTWOOD PARK

FINANCIAL ANALYSIS : KIERLAND SKYE

Term in Years 30 Inflation 6.00% VAT 15.00%
Interest Rate 11.75% Rental Escalation 6.00%

PHASE 3&4
04/04/2024

Option 1: 100% Financing

Unit nr	Floor	Unit Type	Unit Size	Balcony / Patio size	Total Size	Selling Price	Buyer's Deposit	Bond Amount	Rental Income	100% Finance : 30 Years - 11.75% Interest Rate	Rental Assist	Montly BC Levy Estimate	Property Rates projected	Rental Mngmt year 1 (incl VAT)	Gross Income p/a incl rental assist	Gross Yield	Year 1 Net Cash Flow (excl rental insurance)	Year 2 Net Cash Flow	Year 3 Net Cash Flow	Year 4 Net Cash Flow	Year 5 Net Cash Flow
230	FF	2B1B	53.5	4.1	57.6	817,000	0	817,000	6,050	8,247	46,920	1,134	585	0	96,600	11.82%	-1,916	-2,893	-3,752	-3,917	-3,657
173	GFL	2B1B	53.5	4.1	57.6	825,000	0	825,000	6,250	8,328	42,000	1,200	601	0	97,800	11.85%	-1,979	-2,974	-3,936	-3,885	-3,618
208 & 228	FF	2B2B	65.6	5.3	70.9	835,000	0	835,000	6,250	8,429	46,920	1,200	601	0	99,000	11.86%	-1,980	-2,975	-3,827	-3,986	-3,719
177	FF	2B2B	65.6	5.3	70.9	835,000	0	835,000	6,250	8,429	46,920	1,200	613	0	99,000	11.86%	-1,992	-2,987	-3,841	-4,000	-3,734
164	GF	2B2B	63	4.5	67.5	849,000	0	849,000	6,800	8,570	15,000	1,200	601	0	81,600	9.61%	-3,146	-3,525	-3,582	-3,547	-3,246

Option 2: 90% Financing

Unit plan type	Floor	Unit Type	Unit Size	Balcony / Patio size	Total Size	Selling Price	Buyer's Deposit	Bond Amount	Rental Income	90% Finance : 30 Years - 11.75% Interest Rate	Rental Assist	Montly BC Levy Estimate	Property Rates	Rental Mngmt year 1 (incl VAT)	Gross Income per annum	Gross Yield	Year 1 Net Cash Flow	Year 2 Net Cash Flow	Year 3 Net Cash Flow	Year 4 Net Cash Flow	Year 5 Net Cash Flow
230	FF	2B1B	53.5	4.1	57.6	817,000	81,700	735,300	6,050	7,422	46,920	1,134	585	0	96,600	11.82%	-1,091	-2,069	-2,927	-3,092	-2,832
173	GFL	2B1B	53.5	4.1	57.6	825,000	82,500	742,500	6,250	7,495	42,000	1,200	601	0	97,800	11.85%	-1,146	-2,141	-3,104	-3,052	-2,786
208 & 228	FF	2B2B	65.6	4.4	70.9	835,000	83,500	751,500	6,250	7,586	46,920	1,200	601	0	99,000	11.86%	-1,137	-2,132	-2,984	-3,143	-2,876
177	FF	2B2B	65.6	5.3	70.9	835,000	83,500	751,500	6,250	7,586	46,920	1,200	613	0	99,000	11.86%	-1,149	-2,144	-2,998	-3,157	-2,892
164	GF	2B2B	63	4.5	67.5	849,000	84,900	764,100	6,800	7,713	15,000	1,200	601	0	81,600	9.61%	-2,289	-2,668	-2,725	-2,690	-2,389

Option 3: 80% Financing

Unit plan type	Floor	Unit Type	Unit Size	Balcony / Patio size	Total Size	Selling Price	Buyer's Deposit	Bond Amount	Rental Income	80% Finance : 30 Years - 11.75% Interest Rate	Rental Assist	Montly BC Levy Estimate	Property Rates	Rental Mngmt year 1 (incl VAT)	Gross Income per annum	Gross Yield	Year 1 Net Cash Flow	Year 2 Net Cash Flow	Year 3 Net Cash Flow	Year 4 Net Cash Flow	Year 5 Net Cash Flow
230	FF	2B1B	53.5	4.1	57.6	817,000	163,400	653,600	6,050	6,598	46,920	1,134	585	0	96,600	11.82%	-266	-1,244	-2,103	-2,268	-2,008
173	GFL	2B1B	53.5	4.1	57.6	825,000	165,000	660,000	6,250	6,662	42,000	1,200	601	0	97,800	11.85%	-313	-1,308	-2,271	-2,219	-1,953
208 & 228	FF	2B2B	65.6	4.4	70.9	835,000	167,000	668,000	6,250	6,743	46,920	1,200	601	0	99,000	11.86%	-294	-1,289	-2,142	-2,300	-2,034
177	FF	2B2B	65.6	5.3	70.9	835,000	167,000	668,000	6,250	6,743	46,920	1,200	613	0	99,000	11.86%	-306	-1,302	-2,155	-2,314	-2,049
164	GF	2B2B	63	4.5	67.5	849,000	169,800	679,200	6,800	6,856	15,000	1,200	601	0	81,600	9.61%	-1,432	-1,811	-1,868	-1,833	-1,532

Rental Assist	Total	Year 1	Year 2	Year 3	Year 4	Year 5
230	R46,920	R2,000	R1,500	R410	R0	R0
173	R42,000	R1,900	R1,400	R200	R0	R0
208 & 228	R46,920	R2,000	R1,500	R410	R0	R0
177	R46,920	R2,000	R1,500	R410	R0	R0
164	R15,000	R425	R575	R250	R0	R0

Rates and Taxes	Year 1	Year 2	Year 3	Year 4	Year 5
230	595	620	657	696	738
173	601	637	675	716	759
208 & 228	601	637	675	716	759
177	613	650	689	730	774
164	601	637	675	716	759

Rental Income	Year 1	Year 2	Year 3	Year 4	Year 5
230	6,050	6,413	6,798	7,206	7,638
173	6,250	6,625	7,023	7,444	7,890
208 & 228	6,250	6,625	7,023	7,444	7,890
177	6,250	6,625	7,023	7,444	7,890
164	6,800	7,208	7,640	8,099	8,585

Rental Management	Year 1	Year 2	Year 3	Year 4	Year 5
230	0	737	782	829	878
173	0	762	808	856	907
208 & 228	0	762	808	856	907
177	0	762	808	856	907
164	0	829	879	931	987

Levies	Year 1	Year 2	Year 3	Year 4	Year 5
230	1,134	1,202	1,274	1,351	1,432
173	1,200	1,272	1,348	1,429	1,515
208 & 228	1,200	1,272	1,348	1,429	1,515
177	1,200	1,272	1,348	1,429	1,515
164	1,200	1,272	1,348	1,429	1,515

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