



**FINANCIAL ANALYSIS**

Riverside Mews July 2024

Term in Years 30  
Interest Rate 11.75%

Inflation 6.00%  
Rental Escalation 6.00%

VAT 15.00%  
Levies - Rate/sqm see budget

**Option 1: 100% Financing**

Nr per type available	Type	Floor	Unit Type	Unit Size	Balcony / Patio size	Total Size	Selling Price	Buyer's Deposit	Bond Amount	Monthly Rental Income	100% Finance over 30 Years at a 11.75% Interest Rate	Rental Assist	Levy year 1 (projected)	Projected Property Rates year 1	Monthly Rental Management at 11.5% incl VAT	Gross Income per annum (incl year 1 rental assist)	Gross Yield (incl rental assist)	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
22	All	G	2B1B	54	0	54	889,900	0	889,900	7,450	8,983	52,800	1,344	280	0	109,800	12.34%	-1,457	-2466	-2400	-2865	-2459
22	All	FF	2B1B	54	0	54	879,900	0	879,900	7,450	8,882	52,800	1,344	275	0	109,800	12.48%	-1,351	-2360	-2293	-2758	-2352
16	All	SF	2B1B	54	0	54	869,900	0	869,900	7,250	8,781	52,800	1,344	271	0	107,400	12.35%	-1,446	-2441	-2386	-2862	-2469

**Option 2: 90% Financing**

Nr per type available	Type	Floor	Unit Type	Unit Size	Balcony / Patio size	Total Size	Selling Price	Buyer's Deposit	Bond Amount	Monthly Rental Income	90% Finance over 30 Years at a 11.75% Interest Rate	Rental Assist	Levy year 1 (projected)	Projected Property Rates year 1	Monthly Rental Management at 11.5% incl VAT	Gross Income per annum (incl year 1 rental assist)	Gross Yield (incl rental assist)	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
22	All	G	2B1B	54	0	54	889,900	88,990	800,910	7,450	8,084	52,800	1,344	280	0	109,800	12.34%	-559	-1,567	-1,501	-1,966	-1,561
22	All	FF	2B1B	54	0	54	879,900	87,990	791,910	7,450	7,994	52,800	1,344	275	0	109,800	12.48%	-463	-1,471	-1,405	-1,870	-1,464
16	All	SF	2B1B	54	0	54	869,900	86,990	782,910	7,250	7,903	52,800	1,344	271	0	107,400	12.35%	-567	-1,563	-1,508	-1,984	-1,591

**Option 3: 80% Financing**

Nr per type available	Type	Floor	Unit Type	Unit Size	Balcony / Patio size	Total Size	Selling Price	Buyer's Deposit	Bond Amount	Monthly Rental Income	80% Finance over 30 Years at a 11.75% Interest Rate	Rental Assist	Levy year 1 (projected)	Projected Property Rates year 1	Monthly Rental Management at 11.5% incl VAT	Gross Income per annum (incl year 1 rental assist)	Gross Yield (incl rental assist)	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
22	All	G	2B1B	54	0	54	889,900	177,980	711,920	7,450	7,186	52,800	1,344	280	0	109,800	12.34%	340	-669	-603	-1,068	-663
22	All	FF	2B1B	54	0	54	879,900	175,980	703,920	7,450	7,105	52,800	1,344	275	0	109,800	12.48%	425	-583	-517	-982	-576
16	All	SF	2B1B	54	0	54	869,900	173,980	695,920	7,250	7,025	52,800	1,344	271	0	107,400	12.35%	311	-685	-630	-1,106	-713

Rental Income	Year 1	Year 2	Year 3	Year 4	Year 5
All	7450	7897	8371	8873	9405
All	7450	7897	8371	8873	9405
All	7250	7685	8146	8635	9153

Levies	Year 1	Year 2	Year 3	Year 4	Year 5
All	1,344	1,425	1,510	1,601	1,697
All	1,344	1,425	1,510	1,601	1,697
All	1,344	1,425	1,510	1,601	1,697

Rental Assist	Total	Year 1	Year 2	Year 3	Year 4	Year 5
All	R52,800	R1,700	R1,250	R1,000	R200	R250
All	R52,800	R1,700	R1,250	R1,000	R200	R250
All	R52,800	R1,700	R1,250	R1,000	R200	R250

Rates and Taxes	Year 1	Year 2	Year 3	Year 4	Year 5
All	288	297	315	334	354
All	275	292	309	328	348
All	271	287	304	322	342

Rental Management	Year 1	Year 2	Year 3	Year 4	Year 5
All	0	908	963	1020	1082
All	0	908	963	1020	1082
All	0	884	937	993	1053

Note: There is a once-off municipal connection fee of R2 418 and Parklands Home Owners Association (PHOA) of R1 450, which are both deducted from the reservation deposit

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