

# The Residence

## FINANCIAL ANALYSIS

28 Feb 2025

25 X 2B2B UNITS RECEIVE 1YR FREE RENTAL MANAGEMENT

30  
11.00%

Inflation 6.00%  
Rental Escalation 6.00%

VAT 0  
Levies - Rate per 1 See table



### Option 1: 100% Financing

Section number	Block	Floor	Unit Type	Unit Size incl balcony	Selling Price	Buyer's Deposit	Bond Amount	Monthly Projected Rental Income	100% Finance over 30 Years at a 11.00% Interest Rate	Rental Assist	Monthly BC Levy Estimate	Monthly Property Rates	Rental Management at 11.5 % incl VAT (1yr free RM for the 1st 25 x 2B2B buyers)	Gross Income (Incl. Year 1 Rental Assist)	Gross Yield % (Gross Income Incl. Year 1 Rental Assist / Selling Price)	Est. Year 1 Net Monthly Cash Flow	Est. Year 2 Net Monthly Cash Flow	Est. Year 3 Net Monthly Cash Flow	Est. Year 4 Net Monthly Cash Flow	Est. Year 5 Net Monthly Cash Flow	Est. Monthly Contributions at 10.50%				
																					Est. Year 1 Net Monthly Cash Flow	Est. Year 2 Net Monthly Cash Flow	Est. Year 3 Net Monthly Cash Flow	Est. Year 4 Net Monthly Cash Flow	Est. Year 5 Net Monthly Cash Flow
9	A	First Floor	2 Bed 2 Bath	65	1,275,000	0	1,275,000	9,280	12,142	60,000	1,031	463	0	136,560	10.71%	-2,256	-R3,020	-R3,943	-R3,890	-R3,660	-1,777	-R2,541	-R3,464	-R3,411	-R3,181
10	A	First Floor	2 Bed 2 Bath	65	1,275,000	0	1,275,000	9,280	12,142	60,000	1,031	463	0	136,560	10.71%	-2,256	-R3,020	-R3,943	-R3,890	-R3,660	-1,777	-R2,541	-R3,464	-R3,411	-R3,181
11	A	First Floor	2 Bed 2 Bath	65	1,275,000	0	1,275,000	9,280	12,142	60,000	1,031	463	0	136,560	10.71%	-2,256	-R3,020	-R3,943	-R3,890	-R3,660	-1,777	-R2,541	-R3,464	-R3,411	-R3,181
13	A	First Floor	2 Bed 2 Bath	65	1,275,000	0	1,275,000	9,280	12,142	60,000	1,031	463	0	136,560	10.71%	-2,256	-R3,020	-R3,943	-R3,890	-R3,660	-1,777	-R2,541	-R3,464	-R3,411	-R3,181
14	A	First Floor	2 Bed 2 Bath	65	1,275,000	0	1,275,000	9,280	12,142	60,000	1,031	463	0	136,560	10.71%	-2,256	-R3,020	-R3,943	-R3,890	-R3,660	-1,777	-R2,541	-R3,464	-R3,411	-R3,181
15	A	First Floor	2 Bed 2 Bath	65	1,275,000	0	1,275,000	9,280	12,142	60,000	1,031	463	0	136,560	10.71%	-2,256	-R3,020	-R3,943	-R3,890	-R3,660	-1,777	-R2,541	-R3,464	-R3,411	-R3,181
16	A	First Floor	2 Bed 2 Bath	65	1,275,000	0	1,275,000	9,280	12,142	60,000	1,031	463	0	136,560	10.71%	-2,256	-R3,020	-R3,943	-R3,890	-R3,660	-1,777	-R2,541	-R3,464	-R3,411	-R3,181
17	A	Second Floor	2 Bed 2 Bath	65	1,225,000	0	1,225,000	9,280	11,666	60,000	1,031	439	0	136,560	11.15%	-2,256	-R2,519	-R3,190	-R3,136	-R3,154	-1,796	-R2,059	-R2,730	-R2,675	-R2,693
18	A	Second Floor	2 Bed 2 Bath	65	1,225,000	0	1,225,000	9,280	11,666	60,000	1,031	439	0	136,560	10.66%	-2,256	-R2,519	-R3,190	-R3,136	-R3,154	-1,796	-R2,059	-R2,730	-R2,675	-R2,693
19	A	Second Floor	2 Bed 1 Bath	56	1,225,000	0	1,225,000	9,280	11,666	60,000	1,031	439	1,067	130,560	10.66%	-2,324	-R2,519	-R3,690	-R3,636	-R3,154	-1,863	-R2,059	-R3,230	-R3,175	-R2,693
82	C	Ground Floor	2 Bed 1 Bath	56	1,225,000	0	1,225,000	8,980	11,666	60,000	886	439	1,033	126,960	10.36%	-2,444	-R2,647	-R3,826	-R3,779	-R3,306	-1,984	-R2,186	-R3,365	-R3,319	-R2,846
86	C	First Floor	2 Bed 1 Bath	56	1,185,000	0	1,185,000	8,780	11,285	60,000	886	420	1,010	136,560	11.52%	-2,421	-R2,433	-R3,422	-R3,586	-R3,124	-1,976	-R1,988	-R2,977	-R3,141	-R2,679
87	C	First Floor	2 Bed 1 Bath	56	1,185,000	0	1,185,000	8,780	11,285	60,000	886	420	1,010	136,560	11.52%	-2,421	-R2,433	-R3,422	-R3,586	-R3,124	-1,976	-R1,988	-R2,977	-R3,141	-R2,679
90	C	Second Floor	2 Bed 1 Bath	56	1,165,000	0	1,165,000	8,780	11,095	60,000	886	411	1,010	134,160	11.52%	-2,421	-R2,233	-R3,221	-R3,185	-R2,922	-1,983	-R1,795	-R2,783	-R2,747	-R2,484
91	C	Second Floor	2 Bed 1 Bath	56	1,165,000	0	1,165,000	8,780	11,095	60,000	886	411	1,010	134,160	11.52%	-2,421	-R2,233	-R3,221	-R3,185	-R2,922	-1,983	-R1,795	-R2,783	-R2,747	-R2,484
98	D	Ground Floor	2 Bed 1 Bath	56	1,225,000	0	1,225,000	8,980	11,666	60,000	886	439	1,033	134,160	10.95%	-2,444	-R2,647	-R3,826	-R3,779	-R3,306	-1,984	-R2,186	-R3,365	-R3,319	-R2,846
99	D	Ground Floor	2 Bed 1 Bath	56	1,225,000	0	1,225,000	8,980	11,666	60,000	886	439	1,033	134,160	10.95%	-2,444	-R2,647	-R3,826	-R3,779	-R3,306	-1,984	-R2,186	-R3,365	-R3,319	-R2,846
102	D	First Floor	2 Bed 1 Bath	56	1,185,000	0	1,185,000	8,780	11,285	60,000	886	420	1,010	136,560	11.52%	-2,421	-R2,433	-R3,422	-R3,586	-R3,124	-1,976	-R1,988	-R2,977	-R3,141	-R2,679
103	D	First Floor	2 Bed 1 Bath	56	1,185,000	0	1,185,000	8,780	11,285	60,000	886	420	1,010	136,560	11.52%	-2,421	-R2,433	-R3,422	-R3,586	-R3,124	-1,976	-R1,988	-R2,977	-R3,141	-R2,679
106	D	Second Floor	2 Bed 1 Bath	56	1,165,000	0	1,165,000	8,780	11,095	60,000	886	411	1,010	134,160	11.52%	-2,421	-R2,233	-R3,221	-R3,185	-R2,922	-1,983	-R1,795	-R2,783	-R2,747	-R2,484
107	D	Second Floor	2 Bed 1 Bath	56	1,165,000	0	1,165,000	8,780	11,095	60,000	886	411	1,010	134,160	11.52%	-2,421	-R2,233	-R3,221	-R3,185	-R2,922	-1,983	-R1,795	-R2,783	-R2,747	-R2,484
114	E	Ground Floor	2 Bed 1 Bath	56	1,225,000	0	1,225,000	8,980	11,666	60,000	886	439	1,033	134,160	10.95%	-2,444	-R2,647	-R3,826	-R3,779	-R3,306	-1,984	-R2,186	-R3,365	-R3,319	-R2,846
115	E	Ground Floor	2 Bed 1 Bath	56	1,225,000	0	1,225,000	8,980	11,666	60,000	886	439	1,033	134,160	10.95%	-2,444	-R2,647	-R3,826	-R3,779	-R3,306	-1,984	-R2,186	-R3,365	-R3,319	-R2,846
118	E	First Floor	2 Bed 1 Bath	56	1,185,000	0	1,185,000	8,780	11,285	60,000	886	420	1,010	136,560	11.52%	-2,421	-R2,433	-R3,422	-R3,586	-R3,124	-1,976	-R1,988	-R2,977	-R3,141	-R2,679
119	E	First Floor	2 Bed 1 Bath	56	1,185,000	0	1,185,000	8,780	11,285	60,000	886	420	1,010	136,560	11.52%	-2,421	-R2,433	-R3,422	-R3,586	-R3,124	-1,976	-R1,988	-R2,977	-R3,141	-R2,679
122	E	Second Floor	2 Bed 1 Bath	56	1,165,000	0	1,165,000	8,780	11,095	60,000	886	411	1,010	134,160	11.52%	-2,421	-R2,233	-R3,221	-R3,185	-R2,922	-1,983	-R1,795	-R2,783	-R2,747	-R2,484
123	E	Second Floor	2 Bed 1 Bath	56	1,165,000	0	1,165,000	8,780	11,095	60,000	886	411	1,010	134,160	11.52%	-2,421	-R2,233	-R3,221	-R3,185	-R2,922	-1,983	-R1,795	-R2,783	-R2,747	-R2,484
134	F	First Floor	2 Bed 1 Bath	56	1,185,000	0	1,185,000	8,780	11,095	60,000	886	420	1,010	131,760	11.12%	-2,421	-R2,433	-R3,422	-R3,586	-R3,124	-1,976	-R1,988	-R2,977	-R3,141	-R2,679
135	F	First Floor	2 Bed 1 Bath	56	1,185,000	0	1,185,000	8,780	11,095	60,000	886	420	1,010	131,760	11.12%	-2,421	-R2,433	-R3,422	-R3,586	-R3,124	-1,976	-R1,988	-R2,977	-R3,141	-R2,679
139	F	Second Floor	2 Bed 1 Bath	56	1,165,000	0	1,165,000	8,780	11,095	60,000	886	411	1,010	134,160	11.52%	-2,421	-R2,233	-R3,221	-R3,185	-R2,922	-1,983	-R1,795	-R2,783	-R2,747	-R2,484
178	J	Ground Floor	2 Bed 1 Bath	56	1,225,000	0	1,225,000	8,980	11,666	60,000	886	439	1,033	136,560	11.15%	-2,444	-R2,647	-R3,826	-R3,779	-R3,306	-1,984	-R2,186	-R3,365	-R3,319	-R2,846
150	G	First Floor	2 Bed 1 Bath	56	1,185,000	0	1,185,000	8,780	11,285	60,000	886	420	1,010	131,760	11.12%	-2,421	-R2,433	-R3,422	-R3,586	-R3,124	-1,976	-R1,988	-R2,977	-R3,141	-R2,679
151	G	First Floor	2 Bed 1 Bath	56	1,185,000	0	1,185,000	8,780	11,285	60,000	886	420	1,010	136,560	11.52%	-2,421	-R2,433	-R3,422	-R3,586	-R3,124	-1,976	-R1,988	-R2,977	-R3,141	-R2,679
154	G	Second Floor	2 Bed 1 Bath	56	1,165,000	0	1,165,000	8,780	11,095	60,000	886	411	1,010	134,160	11.52%	-2,421	-R2,233	-R3,221	-R3,185	-R2,922	-1,983	-R1,795	-R2,783	-R2,747	-R2,484
213	N	First Floor	2 Bed 2 Bath	64	1,275,000	0	1,275,000	9,280	12,142	60,000	1,015	463	0	140,160	10.99%	-2,440	-R2,903	-R3,875	-R3,821	-R3,640	-1,961	-R2,424	-R3,396	-R3,342	-R3,161
220	N	Second Floor	2 Bed 2 Bath	64	1,255,000	0	1,255,000	9,280	11,952	60,000	1,015	454	0	137,760	10.98%	-2,440	-R2,793	-R3,513	-R3,458	-R3,425	-1,969	-R2,321	-R3,042	-R2,986	-R2,954
224	N	Third Floor	2 Bed 2 Bath	64	1,235,000	0	1,235,000	9,280	11,761	60,000	1,015	444	0	134,160	10.86%	-2,340	-R2,602	-R3,273	-R3,217	-R3,235	-1,876	-R2,138	-R2,809	-R2,753	-R2,771
236	O	Second Floor	2 Bed 2 Bath	64	1,255,000	0	1,255,000	9,280	11,952	60,000	1,015	454	0	131,760	10.50%	-2,440	-R2,803	-R3,524	-R3,469	-R3,437	-1,969	-R2,331	-R3,052	-R2,996	-R2,966
276	S	Second Floor	2 Bed 2 Bath	65	1,275,000	0	1,275,000	9,280	12,142	60,000	1,015	463	0	130,560	10.24%	-2,440	-R3,003	-R3,825	-R3,771	-R3,640	-1,961	-R2,524	-R3,346	-R3,292	-R3,161
278	S	First Floor	2 Bed 2 Bath	65	1,275,000	0	1,275,000	9,280	12,142	60,000	1,015	463	0	131,760	10.33%	-2,440	-R3,003	-R3,825	-R3,771	-R3,640	-1,961	-R2,524	-R3,346	-R3,292	-R3,161
279	S	First Floor	2 Bed 2 Bath	65	1,275,000	0	1,275,000	9,280	12,142	60,000	1,015	463	0	134,160	10.52%	-2,440	-R3,003	-R3,825	-R3,771	-R3,640	-1,961	-R2,524	-R3,346	-R3,292	-R3,161
280	S	First Floor	2 Bed 2 Bath	65	1,275,000	0	1,275,000	9,280	12,142	60,000	1,015	463	0	134,160	10.52%	-2,440	-R3,003	-R3,825	-R3,771	-R3,640	-1,961	-R2,524	-R3,346	-R3,292	-R3,161
312	T	Third Floor	2 Bed 2 Bath	64	1,235,000	0	1,235,000	9,280	11,761	60,000	1,015	444	0	134,160	10.86%	-2,240	-R2,602	-R3,323	-R3,267	-R3,235	-1,776	-R2,138	-R2,859	-R2,803	-R2,771
309	T	Third Floor	2 Bed 2 Bath	64	1,235,000	0	1,235,000	9,280	11,761	60,000	1,015	444	0	134,160	10										