

# Green Leaf

## FINANCIAL ANALYSIS

Term in Years	30	Inflation	6.00%	VAT	15.00%
Interest Rate	10.50%	Rental Escalation	7.50%	Levies - Rate per :	25

### 100% Financing

Quantity	Floor	Unit Type	Unit Size	Balcony / Patio size	Total Size	Garden area approx.	Selling Price	Buyer's Deposit	Bond Amount	2026 Monthly Projected Rental Income (Excl Effluent)	100% Finance over 30 Years at a 10.50% Interest Rate	Rental Assist	Monthly BC Levy Estimate (Excl Effluent)	Estimated Monthly Property Rates	Rental Management	Projected Gross Income (Incl. Year 1 Rental Assist)	Gross Yield % (Gross Income Incl. Year 1 Rental Assist / Selling Price)	Year 1 Net Monthly Cash Flow Estimated	Year 2 Net Monthly Cash Flow Estimated	Year 3 Net Monthly Cash Flow Estimated	Year 4 Net Monthly Cash Flow Estimated	Year 5 Net Monthly Cash Flow Estimated
31	Ground Floor	2Bed 1Bath	42	0	42	0	687,000	0	687,000	6,100	6,284	8,400	615	480	351	81,600	13.31%	-930	-887	-871	-446	-457
43	First Floor	2Bed 1Bath	42	0	42	0	677,000	0	677,000	5,900	6,193	13,800	615	480	339	80,400	13.33%	-927	-661	-997	-589	-602
40	Top Floor	2Bed 1Bath	42	0	42	0	664,000	0	664,000	5,700	6,074	15,600	615	480	328	78,000	13.23%	-997	-959	-1,096	-704	-720
3	Ground Floor	3Bed 2Bath	65	0	65	0	799,000	0	799,000	6,800	7,309	20,400	736	480	0	91,200	12.65%	-925	-888	-769	-795	-807
8	First Floor	3Bed 2Bath	65	0	65	0	778,000	0	778,000	6,700	7,117	20,400	736	480	0	90,000	11.57%	-833	-803	-685	-720	-733
8	Top Floor	3Bed 2Bath	65	0	65	0	762,000	0	762,000	6,700	6,970	19,200	736	480	0	90,000	13.10%	-686	-757	-539	-574	-587

### 90% Financing

Quantity	Floor	Unit Type	Unit Size	Balcony / Patio size	Total Size	Garden area approx.	Selling Price	Buyer's Deposit	Bond Amount	2026 Monthly Projected Rental Income (Excl Effluent)	90% Finance over 30 Years at a 10.50% Interest Rate	Rental Assist	Monthly BC Levy Estimate (Excl Effluent)	Estimated Monthly Property Rates	Rental Management	Projected Gross Income (Incl. Year 1 Rental Assist)	Gross Yield % (Gross Income Incl. Year 1 Rental Assist / Selling Price)	Year 1 Net Monthly Cash Flow Estimated	Year 2 Net Monthly Cash Flow Estimated	Year 3 Net Monthly Cash Flow Estimated	Year 4 Net Monthly Cash Flow Estimated	Year 5 Net Monthly Cash Flow Estimated
31	Ground Floor	2Bed 1Bath	42	0	42	0	687,000	68,700	618,300	6,100	5,656	8,400	615	480	351	81,600	13.31%	-302	-259	-242	182	171
43	First Floor	2Bed 1Bath	42	0	42	0	677,000	67,700	609,300	5,900	5,574	13,800	615	480	339	80,400	13.33%	-308	-42	-378	30	17
40	Top Floor	2Bed 1Bath	42	0	42	0	664,000	66,400	597,600	5,700	5,466	15,600	615	480	328	78,000	13.23%	-389	-352	-489	-97	-112
3	Ground Floor	3Bed 2Bath	65	0	65	0	799,000	79,900	719,100	6,800	6,578	20,400	736	480	391	91,200	12.65%	-585	-157	-38	-64	-76
8	First Floor	3Bed 2Bath	65	0	65	0	778,000	77,800	700,200	6,700	6,405	20,400	736	480	385	90,000	11.57%	-506	-91	26	-8	-22
8	Top Floor	3Bed 2Bath	65	0	65	0	762,000	76,200	685,800	6,700	6,273	19,200	736	480	385	90,000	13.10%	-375	-60	158	123	110

### 80% Financing

Quantity	Floor	Unit Type	Unit Size	Balcony / Patio size	Total Size	Garden area approx.	Selling Price	Buyer's Deposit	Bond Amount	2026 Monthly Projected Rental Income (Excl Effluent)	80% Finance over 30 Years at a 10.50% Interest Rate	Rental Assist	Monthly BC Levy Estimate (Excl Effluent)	Estimated Monthly Property Rates	Rental Management	Projected Gross Income (Incl. Year 1 Rental Assist)	Gross Yield % (Gross Income Incl. Year 1 Rental Assist / Selling Price)	Year 1 Net Monthly Cash Flow Estimated	Year 2 Net Monthly Cash Flow Estimated	Year 3 Net Monthly Cash Flow Estimated	Year 4 Net Monthly Cash Flow Estimated	Year 5 Net Monthly Cash Flow Estimated
31	Ground Floor	2Bed 1Bath	42	0	42	0	687,000	137,400	549,600	6,100	5,027	8,400	615	480	351	81,600	13.31%	327	369	386	811	800
43	First Floor	2Bed 1Bath	42	0	42	0	677,000	135,400	541,600	5,900	4,954	13,800	615	480	339	80,400	13.33%	312	578	242	650	637
40	Top Floor	2Bed 1Bath	42	0	42	0	664,000	132,800	531,200	5,700	4,859	15,600	615	480	328	78,000	13.23%	218	255	119	511	495
3	Ground Floor	3Bed 2Bath	65	0	65	0	799,000	159,800	639,200	6,800	5,847	20,400	736	480	391	91,200	12.65%	146	574	693	667	655
8	First Floor	3Bed 2Bath	65	0	65	0	778,000	155,600	622,400	6,700	5,693	20,400	736	480	385	90,000	11.57%	205	620	738	703	690
8	Top Floor	3Bed 2Bath	65	0	65	0	762,000	152,400	609,600	6,700	5,576	19,200	736	480	385	90,000	13.10%	322	637	855	820	807

Year 1	Year 2	Year 3	Year 4	Year 5
6,100	6,558	7,049	7,578	8,146
5,900	6,343	6,816	7,330	7,879
5,700	6,128	6,587	7,081	7,612
6,800	7,310	7,856	8,448	9,081
6,700	7,203	7,743	8,323	8,948
6,700	7,203	7,743	8,323	8,948

Year 1	Year 2	Year 3	Year 4	Year 5
480	509	539	572	606
480	509	539	572	606
480	509	539	572	606
480	509	539	572	606
480	509	539	572	606
480	509	539	572	606

Levies	Year 1	Year 2	Year 3	Year 4	Year 5
31	615	652	691	732	776
43	615	652	691	732	776
40	615	652	691	732	776
3	736	780	827	877	929
8	736	780	827	877	929
8	736	780	827	877	929

Utilities	Year 1	Year 2	Year 3	Year 4	Year 5
31	0	0	0	0	0
43	0	0	0	0	0
40	0	0	0	0	0
3	0	0	0	0	0
8	0	0	0	0	0
8	0	0	0	0	0

Effluent	Year 1	Year 2	Year 3	Year 4	Year 5
31	0	0	0	0	0
43	0	0	0	0	0
40	0	0	0	0	0
3	0	0	0	0	0
8	0	0	0	0	0

Rental Assist	Total	Year 1	Year 2	Year 3	Year 4	Year 5
31	8,400	700	0	0	0	0
43	13,800	800	350	0	0	0
40	15,600	800	500	0	0	0
3	20,400	800	400	500	0	0
8	20,400	800	400	500	0	0
8	19,200	800	300	500	0	0

Rental Management	Year 1	Year 2	Year 3	Year 4	Year 5
31	351	0	405	436	937
43	339	0	392	421	906
40	328	352	379	407	875
3	0	0	452	486	1,044
8	0	0	445	479	1,029
8	0	0	445	479	1,029

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