

# Greenpark Lifestyle Estate

## FINANCIAL ANALYSIS

6 May 2026

Term in Years 30  
Interest Rate 10.25%

Inflation 6.00%  
Rental Escalation 7.50%

VAT 15.00%  
Levies - Rate per sqm 18.01

### Option 1: 100% Financing

Quantity	Floor	Unit Type	Unit Size	Balcony / Patio size	Total Size	Garden area	Selling Price	Sqm Rate	Buyer's Deposit	Bond Amount	2026 Monthly Projected Rental Income (Excl. Utilities Recovery)	100% Finance over 30 Years at a 10.25% Interest Rate	Green Bond Advantage (0.25%)	Rental Assist - See table below	Monthly BC Levy Estimate	Estimated Utilities Charge	Estimated Utility Recovery from Tenant	Estimated Monthly Property Rates	Estimated Rental Management Fee - See table below	Projected Gross Yield % (Gross Income Incl. Year 1 Rental Assist / Selling Price)	Year 1 Projected Net Cash Flow	Year 2 Projected Net Cash Flow	Year 3 Projected Net Cash Flow	Year 4 Projected Net Cash Flow	Year 5 Projected Net Cash Flow
40	Second/Third	1Bed 1Bath (Under Construction)	33	Included	33	0	689,900	20,906	0	689,900	6,000	6,182	128	3,600	621	431	431	410	0	10.96%	-785	-697	-678	-686	-264
90	First / Second Third	1Bed 1Bath (Under Construction)	40	Included	40	0	832,900	20,823	0	832,900	6,700	7,464	154	27,000	767	431	431	470	0	11.09%	-847	-668	-457	-460	-438
14	Ground	1Bed 1Bath (Under Construction)	40	Included	40	Yes	862,900	21,573	0	862,900	7,000	7,732	160	18,000	767	431	431	480	0	11.13%	-819	-669	-684	-662	-674
72	First / Second Third	1Bed 1Bath (Completed)	47/48	Included	47/48	0	879,900	18,331	0	879,900	6,700	7,885	163	45,000	802	431	431	510	0	11.32%	-734	-710	-763	-711	-645
33	Ground	1Bed 1Bath (Completed)	47/48	Included	47/48	Yes	919,900	19,165	0	919,900	7,100	8,243	170	40,200	802	431	431	550	0	11.22%	-825	-674	-787	-613	-643
53	First / Second Third	2Bed 1Bath (Under Construction)	58	Included	58	0	999,900	17,240	0	999,900	7,400	8,960	185	51,600	1,108	431	431	560	0	10.98%	-1,291	-1,236	-1,245	-1,216	-996
14	Ground	2Bed 1Bath (Under Construction)	58	Included	58	Yes	1,099,900	18,964	0	1,099,900	8,000	9,856	204	67,800	1,108	431	431	580	0	11.02%	-1,238	-1,239	-1,202	-1,122	-847
42	First / Second	2Bed 1Bath (Completed)	61	Included	61	0	999,900	16,392	0	999,900	7,800	8,960	185	33,600	1,013	431	431	550	0	10.86%	-1,288	-1,147	-1,117	-697	-931
18	Ground	2Bed 1Bath (Completed)	61	Included	61	Yes	1,099,900	18,031	0	1,099,900	8,400	9,856	204	36,600	1,013	431	431	570	0	10.80%	-1,335	-1,400	-1,324	-852	-1,078
48	First / Second Third	2Bed 2Bath (Under Construction)	69	Included	69	0	1,199,900	17,390	0	1,199,900	8,300	10,752	222	120,000	1,303	431	431	720	0	11.30%	-1,253	-1,252	-1,212	-1,129	-1,000
12	Ground	2Bed 2Bath (Under Construction)	69	Included	69	Yes	1,250,900	18,129	0	1,250,900	10,000	11,209	232	45,600	1,380	431	431	820	0	11.51%	-1,177	-1,299	-1,393	-1,175	-1,168
29	First / Second	3Bed 2Bath (Completed)	83	Included	83	0	1,250,900	15,071	0	1,250,900	9,500	11,209	232	51,600	1,291	431	431	820	0	10.98%	-1,638	-1,652	-1,621	-1,440	-955
10	Ground	3Bed 2Bath (Completed)	83	Included	83	Yes	1,299,900	15,661	0	1,299,900	10,500	11,648	241	21,000	1,291	431	431	840	0	10.85%	-1,788	-1,879	-1,668	-901	-882
17	First	3Bed 2Bath (Under Construction)	79	Included	79	0	1,299,900	16,454	0	1,299,900	9,500	11,648	241	90,600	1,497	431	431	840	0	11.22%	-1,594	-1,422	-1,555	-1,489	-1,421
14	Ground	3Bed 2Bath (Under Construction)	79	Included	79	Yes	1,350,900	17,100	0	1,350,900	12,000	12,105	250	6,000	1,497	431	431	860	0	11.10%	-1,712	-1,454	-1,434	-1,469	-648

18,082

Rental Income	Year 1	Year 2	Year 3	Year 4	Year 5
40	6,000	6,405	6,804	7,164	7,515
90	6,700	7,203	7,703	8,103	8,641
14	7,800	7,920	8,089	8,266	8,648
72	6,700	7,203	7,743	8,203	8,648
33	7,100	7,633	8,205	8,820	9,482
53	7,400	7,955	8,552	9,190	9,884
14	8,000	8,000	8,245	8,508	10,084
42	7,800	8,305	8,914	9,560	10,417
18	8,400	9,030	9,707	10,435	11,218
48	8,300	8,823	9,392	10,011	11,064
12	10,000	10,750	11,656	12,423	13,355
29	9,500	10,213	10,978	11,802	12,687
10	10,500	11,288	12,134	13,044	14,022
17	9,500	10,213	10,978	11,802	12,687
14	12,000	12,600	13,368	14,098	15,020

Levies	Year 1	Year 2	Year 3	Year 4	Year 5
40	621	628	636	745	764
90	767	813	862	914	969
14	767	813	862	914	969
72	802	850	901	955	1,013
33	802	850	901	955	1,013
53	1,106	1,172	1,243	1,317	1,396
14	1,106	1,172	1,243	1,317	1,396
42	1,013	1,074	1,138	1,206	1,279
18	1,013	1,074	1,138	1,206	1,279
48	1,303	1,381	1,464	1,552	1,646
12	1,380	1,463	1,551	1,644	1,742
29	1,291	1,388	1,491	1,599	1,630
10	1,291	1,388	1,491	1,599	1,630
17	1,497	1,587	1,682	1,783	1,890
14	1,497	1,587	1,682	1,783	1,890

Layout	Total	Rental Assist					
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
1Bed 1Bath (Under Construction)	3600	360	0	0	0	0	0
1Bed 1Bath (Under Construction)	27000	1000	700	500	0	0	0
1Bed 1Bath (Completed)	18000	1800	900	0	0	0	0
1Bed 1Bath (Completed)	48000	1600	1200	700	200	0	0
1Bed 1Bath (Completed)	48000	1800	1000	600	200	0	0
2Bed 1Bath (Under Construction)	91600	1750	1300	850	300	0	0
2Bed 1Bath (Under Construction)	67800	2100	1600	1100	600	200	0
2Bed 1Bath (Completed)	23600	1200	900	400	200	0	0
2Bed 1Bath (Completed)	36600	1050	900	400	200	0	0
2Bed 2Bath (Under Construction)	120000	3000	2500	2000	1500	1000	0
2Bed 2Bath (Under Construction)	48000	2000	1300	800	0	0	0
2Bed 2Bath (Completed)	91600	1800	1300	700	200	0	0
2Bed 2Bath (Completed)	21000	1200	800	0	0	0	0
2Bed 2Bath (Under Construction)	98600	2600	2300	1800	900	200	0
2Bed 2Bath (Under Construction)	6000	0	0	0	0	0	0

Rates and Taxes	Year 1	Year 2	Year 3	Year 4	Year 5
40	410	426	441	458	518
90	470	498	528	560	593
14	480	509	539	572	606
72	510	541	573	607	644
33	550	583	618	655	694
53	590	624	659	697	737
14	580	615	652	691	732
42	590	626	663	699	739
18	570	604	640	679	720
48	720	763	809	858	909
12	820	869	921	977	1,036
29	820	869	921	977	1,036
10	840	890	944	1,000	1,060
17	840	890	944	1,000	1,060
14	860	912	966	1,024	1,086

Utilities	Year 1	Year 2	Year 3	Year 4	Year 5
40	431	457	484	513	544
90	431	457	484	513	544
14	431	457	484	513	544
72	431	457	484	513	544
33	431	457	484	513	544
53	431	457	484	513	544
14	431	457	484	513	544
42	431	457	484	513	544
18	431	457	484	513	544
48	431	457	484	513	544
12	431	457	484	513	544
29	431	457	484	513	544
10	431	457	484	513	544
17	431	457	484	513	544
14	431	457	484	513	544

Layout	Rental Management Discount						
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	
1Bed 1Bath (Under Construction)	0	0	389	887	921	921	
1Bed 1Bath (Under Construction)	0	0	0	0	514	1029	
1Bed 1Bath (Under Construction)	0	0	0	0	800	1075	
1Bed 1Bath (Completed)	0	0	0	0	514	1029	
1Bed 1Bath (Completed)	0	0	0	0	545	1090	
2Bed 1Bath (Under Construction)	0	0	0	0	0	1136	
2Bed 1Bath (Under Construction)	0	0	0	0	0	1229	
2Bed 1Bath (Completed)	0	0	0	0	990	1198	
2Bed 2Bath (Completed)	0	0	0	0	645	1290	
2Bed 2Bath (Under Construction)	0	0	0	0	0	1275	
2Bed 2Bath (Under Construction)	0	0	0	0	0	760	1036
2Bed 2Bath (Completed)	0	0	0	0	0	1469	
2Bed 2Bath (Completed)	0	0	0	0	0	806	1613
2Bed 2Bath (Under Construction)	0	0	0	0	0	0	1469
2Bed 2Bath (Under Construction)	0	0	0	797	1714	1643	1643

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