Greenpark Lifestyle Estate

FINANCIAL ANALYSIS

29 May 2026

Term in Years	30	Inflation	6.00%	VAT	15.00%
Interest Rate	10.75%	Rental Escalation	7.50%	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 10.75% 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 Monthly Cash Flow	Year 2 Projected Net Monthly Cash Flow	Year 3 Projected Net Monthly Cash Flow	Year 4 Projected Net Monthly Cash Flow	Year 5 Projected Net Monthly Cash Flow
40	Second/Third	1Bed 1Bath (Under Construction)	33	Included	33	0	689,900	20,906	0	689,900	6,000	6,440	128	3,600	621	431	431	410	0	10.96%	-1,043	-955	-935	-943	-522
90	First / Second Third	1Bed 1Bath (Under Construction)	40	Included	40	0	832,900	20,823	0	832,900	6,700	7,775	154	27,000	767	431	431	470	0	11.09%	-1,158	-980	-768	-771	-749
14	Ground	1Bed 1Bath (Under Construction)	40	Included	40	Yes	862,900	21,573	0	862,900	7,000	8,055	160	18,000	767	431	431	480	0	11.13%	-1,142	-1192	-1207	-1184	-1196
72	First / Second Third	1Bed 1Bath (Completed)	47/48	Included	47/48	0	879,900	18,331	0	879,900	6,700	8,214	163	45,000	802	431	431	510	0	11.32%	-1,063	-1039	-1082	-1040	-1274
33	Ground	1Bed 1Bath (Completed)	47/48	Included	47/48	Yes	919,900	19,165	0	919,900	7,100	8,587	170	40,200	802	431	431	550	0	11.22%	-1,169	-1218	-1131	-957	-1187
53	First / Second Third	2Bed 1Bath (Under Construction)	58	Included	58	0	999,900	17,240	0	999,900	7,400	9,334	185	51,600	1,106	431	431	560	0	10.98%	-1,665	-1610	-1619	-1590	-1370
14	Ground	2Bed 1Bath (Under Contruction)	58	Included	58	Yes	1,099,900	18,964	0	1,099,900	8,000	10,267	204	67,800	1,106	431	431	580	0	11.02%	-1,649	-1651	-1613	-1533	-1258
42	First / Second	2Bed 1Bath (Completed)	61	Included	61	0	999,900	16,392	0	999,900	7,800	9,334	185	33,600	1,013	431	431	550	0	10.86%	-1,662	-1521	-1491	-1071	-1304
18	Ground	2Bed 1Bath (Completed)	61	Included	61	Yes	1,099,900	18,031	0	1,099,900	8,400	10,267	204	36,600	1,013	431	431	570	0	10.80%	-1,746	-1811	-1735	-1263	-1489
48	First / Second Third	2Bed 2Bath (Under Construction)	69	Included	69	0	1,199,900	17,390	0	1,199,900	8,300	11,201	222	120,000	1,303	431	431	720	0	11.30%	-1,702	-1701	-1660	-1577	-1448
12	Ground	2Bed 2Bath (Under Construction)	69	Included	69	Yes	1,250,900	18,129	0	1,250,900	10,000	11,677	232	45,600	1,380	431	431	820	0	11.51%	-1,645	-1727	-1861	-1642	-1636
29	First / Second	3Bed 2Bath (Completed)	83	Included	83	0	1,250,900	15,071	0	1,250,900	9,500	11,677	232	51,600	1,291	431	431	820	0	10.98%	**-2,106**	**-2120**	**-2088**	**-1907**	**-1423**
10	Ground	3Bed 2Bath (Completed)	83	Included	83	Yes	1,299,900	15,661	0	1,299,900	10,500	12,134	241	21,000	1,291	431	431	840	0	10.85%	**-2,274**	**-2365**	**-2154**	**-1387**	**-1368**
17	First	3Bed 2Bath (Under Construction)	79	Included	79	0	1,299,900	16,454	0	1,299,900	9,500	12,134	241	90,600	1,497	431	431	840	0	11.22%	-2,080	-1908	-2041	-1975	-1907
14	Ground	3Bed 2Bath (Under Construction)	79	Included	79	Yes	1,350,900	17,100	0	1,350,900	12,000	12,610	250	6,000	1,497	431	431	860	0	11.10%	-2,217	-1959	-1939	-1974	-1153
								18,082																	

Rental Income	Year 1	Year 2	Year 3	Year 4	Year 5
40	6,000	6450	6934	7454	8013
90	6,700	7203	7743	8323	8948
14	7,000	7525	8089	8696	9348
72	6,700	7203	7743	8323	8948
33	7,100	7633	8205	8820	9482
53	7,400	7955	8552	9193	9882
14	8,000	8600	9245	9938	10684
42	7,800	8385	9014	9690	10417
18	8,400	9030	9707	10435	11218
48	8,300	8923	9592	10311	11084
12	10,000	10750	11556	12423	13355
29	9,500	10213	10978	11802	12687
10	10,500	11288	12134	13044	14022
17	9,500	10213	10978	11802	12687
14	12,000	12900	13868	14908	16026

Levies	Year 1	Year 2	Year 3	Year 4	Year 5
40	621	658	698	740	784
90	767	813	862	914	968
14	767	813	862	914	968
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	1,645
12	1,380	1,463	1,551	1,644	1,742
29	1,291	1,368	1,451	1,538	1,630
10	1,291	1,368	1,451	1,538	1,630
17	1,497	1,587	1,682	1,783	1,890
14	1,497	1,587	1,682	1,783	1,890

Rental Assist

Layout	Total	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
1Bed 1Bath (Under Construction)	3600	300	0	0	0	0	0
1Bed 1Bath (Under Construction)	27000	1000	750	500	0	0	0
1Bed 1Bath (Under Construction)	18000	1000	500	0	0	0	0
1Bed 1Bath (Completed)	45000	1600	1200	700	250	0	0
1Bed 1Bath (Completed)	40200	1500	1000	600	250	0	0
2Bed 1Bath (Under Construction)	51600	1750	1350	850	350	0	0
2Bed 1Bath (Under Contruction)	67800	2100	1600	1100	600	250	0
2Bed 1Bath (Completed)	33600	1250	900	400	250	0	0
2Bed 1Bath (Completed)	36600	1500	900	400	250	0	0
2Bed 2Bath (Under Construction)	120000	3000	2500	2000	1500	1000	0
2Bed 2Bath (Under Construction)	40600	2000	1300	500	0	0	0
3Bed 2Bath (Completed)	51600	1950	1350	750	250	0	0
3Bed 2Bath (Completed)	21000	1250	500	0	0	0	0
3Bed 2Bath (Under Construction)	90600	2650	2250	1500	900	250	0
3Bed 2Bath (Under Construction)	6000	500	0	0	0	0	0

Rates and Taxes	Year 1	Year 2	Year 3	Year 4	Year 5
40	410	435	461	488	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	560	594	629	667	707
14	580	615	652	691	732
42	550	583	618	655	694
18	570	604	640	679	720
48	720	763	809	858	909
12	820	869	921	977	1,035
29	820	869	921	977	1,035
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

Rental Management Discount

Layout	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
1Bed 1Bath (Under Construction)	0	0	399	857	921	921
1Bed 1Bath (Under Construction)	0	0	0	0	514	1029
1Bed 1Bath (Under Construction)	0	0	0	500	1075	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 Contruction)	0	0	0	0	0	1229
2Bed 1Bath (Completed)	0	0	0	0	599	1198
2Bed 1Bath (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	768	1536
3Bed 2Bath (Completed)	0	0	0	0	0	1459
3Bed 2Bath (Completed)	0	0	0	0	806	1613
3Bed 2Bath (Under Construction)	0	0	0	0	0	1459
3Bed 2Bath (Under Construction)	0	0	797	1714	1843	1843

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