The Madison

FINANCIAL ANALYSIS

29 May 2026

Term in Years	30	Inflation	6.00%	VAT	15.00%
Interest Rate	10.50%	Rental Escalation	7.50%	Levies - Rate per sqm	18

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	2027 Monthly Projected Rental Income (Excl Utilities Recovery)	100% Finance over 30 Years at a 10.50% Interest Rate	Green Bond Advantage (0,25%)	Rental Assist	Monthly BC Levy Estimate	Estimated Utilities Charge	Estimated Utilities Recovery from Tenant	Estimated Monthly Property Rates	Estimated Rental Management Fee	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
24	Second	2Bed 1Bath	45	Juliet	45	N/A	969,900	21,553	0	969,900	8,000	8,872	181	18,600	810	802	802	558	736	10.95%	-1,946	-1883	-1584	-1525	-964
24	First	2Bed 1Bath	45	Juliet	45	N/A	979,900	21,776	0	979,900	8,150	8,964	183	19,200	810	802	802	567	750	11.02%	-1,907	-1885	-1426	-1460	-886
24	Ground	2Bed 1Bath	45	None	45	N/A	999,900	22,220	0	999,900	8,250	9,146	186	26,400	810	802	802	583	759	11.04%	-1,912	-1884	-1419	-1249	-968
24	Third	2Bed 1Bath	45	Juliet	45	N/A	999,900	20,831	0	999,900	7,900	9,146	186	34,200	810	802	802	583	727	10.92%	-1,980	-1926	-1686	-1634	-1382
6	Second	2Bed 1Bath	48	Juliet	48	N/A	1,019,900	21,248	0	1,019,900	8,900	9,329	190	6,000	864	802	802	600	819	11.06%	-2,022	-2004	-1445	-1098	-469
6	First	2Bed 1Bath	48	Juliet	48	N/A	1,039,900	21,665	0	1,039,900	8,900	9,512	194	11,400	864	802	802	617	819	11.08%	-2,018	-1951	-1643	-1297	-669
6	Ground	2Bed 1Bath	48	None	48	N/A	1,059,900	22,081	0	1,059,900	9,000	9,695	198	13,800	864	802	802	633	828	11.04%	-2,073	-1900	-1736	-1386	-751
6	Third	2Bed 1Bath	48	Juliet	48	N/A	1,059,900	22,081	0	1,059,900	8,800	9,695	198	18,000	864	802	802	633	810	11.10%	-2,005	-1995	-1946	-1606	-987
45	Second	2Bed 1Bath	52	Juliet	52	N/A	1,099,900	21,152	0	1,099,900	9,400	10,061	205	15,000	936	802	802	667	865	11.13%	-2,124	-1930	-1793	-1430	-770
45	First	2Bed 1Bath	52	Juliet	52	N/A	1,109,900	21,344	0	1,109,900	9,400	10,153	207	17,400	936	802	802	675	865	11.14%	-2,122	-1928	-1892	-1530	-870
45	Ground	2Bed 1Bath	52	None	52	N/A	1,129,900	21,729	0	1,129,900	9,500	10,336	211	21,000	936	802	802	692	874	11.20%	-2,077	-1877	-1985	-1619	-952
45	Third	2Bed 1Bath	52	Juliet	52	N/A	1,129,900	21,729	0	1,129,900	9,200	10,336	211	23,400	936	802	802	692	846	11.10%	-2,149	-2170	-2300	-1949	-1306
8	Second	2Bed 1Bath	54	Juliet	54	N/A	1,129,900	20,924	0	1,129,900	9,700	10,336	211	13,800	972	802	802	692	892	11.26%	-2,081	-2170	-1816	-1442	-761
8	First	2Bed 1Bath	54	Juliet	54	N/A	1,149,900	21,294	0	1,149,900	9,700	10,519	214	16,800	972	802	802	708	892	11.17%	-2,177	-2217	-2014	-1641	-961
8	Ground	2Bed 1Bath	54	None	54	N/A	1,169,900	21,665	0	1,169,900	9,800	10,702	218	18,600	972	802	802	725	902	11.18%	-2,182	-2266	-2107	-1730	-1043
8	Third	2Bed 1Bath	54	Juliet	54	N/A	1,169,900	21,665	0	1,169,900	9,500	10,702	218	27,600	972	802	802	725	874	11.18%	-2,179	-2386	-2200	-2090	-1429
2	Second	3Bed 1/1.5 Bath	58	Juliet	58	N/A	1,199,900	20,688	0	1,199,900	10,350	10,976	224	16,800	1,044	802	802	750	952	11.35%	-2,148	-2151	-1908	-1510	-785
2	First	3Bed 1/1.5 Bath	58	Juliet	58	N/A	1,219,900	21,033	0	1,219,900	10,350	11,159	227	20,400	1,044	802	802	767	952	11.31%	-2,194	-2198	-2106	-1709	-985
2	Ground	3Bed 1/1.5 Bath	58	None	58	N/A	1,239,900	21,378	0	1,239,900	10,500	11,342	231	25,200	1,044	802	802	783	966	11.47%	-2,054	-2049	-2146	-1743	-1008
2	Third	3Bed 1/1.5 Bath	58	Juliet	58	N/A	1,239,900	21,378	0	1,239,900	10,250	11,342	231	27,600	1,044	802	802	783	943	11.32%	-2,181	-2193	-2408	-2018	-1303
1	Second	3Bed 1Bath	60	Juliet	60	N/A	1,229,900	20,498	0	1,229,900	10,850	11,250	229	12,000	1,080	802	802	775	998	11.37%	-2,224	-2197	-1720	-1302	-539
1	First	3Bed 1Bath	60	Juliet	60	N/A	1,249,900	20,832	0	1,249,900	10,850	11,433	233	16,800	1,080	802	802	792	998	11.38%	-2,220	-2194	-1918	-1501	-740
1	Ground	3Bed 1Bath	60	None	60	N/A	1,279,900	21,332	0	1,279,900	11,000	11,708	239	21,000	1,080	802	802	817	1,012	11.44%	-2,178	-2192	-2058	-1634	-863
1	Third	3Bed 1Bath	60	Juliet	60	N/A	1,279,900	21,332	0	1,279,900	10,750	11,708	239	26,400	1,080	802	802	817	989	11.39%	-2,205	-2187	-2320	-1909	-1158
2	Second	3Bed 1.5Bath	64	Juliet	64	N/A	1,299,900	20,311	0	1,299,900	11,500	11,891	242	15,600	1,152	802	802	833	1,058	11.54%	-2,192	-2228	-1812	-1369	-563
2	First	3Bed 1.5Bath	64	Juliet	64	N/A	1,329,900	20,780	0	1,329,900	11,500	12,165	248	22,800	1,152	802	802	858	1,058	11.50%	-2,236	-2173	-2109	-1668	-863
2	Ground	3Bed 1.5Bath	64	None	64	N/A	1,349,900	21,092	0	1,349,900	11,500	12,348	252	31,200	1,152	802	802	875	1,058	11.56%	-2,181	-2170	-2057	-1867	-1064
2	Third	3Bed 1.5Bath	64	Juliet	64	N/A	1,349,900	21,092	0	1,349,900	11,250	12,348	252	39,000	1,152	802	802	875	1,035	11.56%	-2,158	-2164	-2169	-2142	-1359
4	Second	3Bed 1.5/2Bath	68	Juliet	68	N/A	1,369,900	20,146	0	1,369,900	11,950	12,531	255	25,200	1,224	802	802	892	1,099	11.69%	-2,141	-2154	-2114	-1657	-823
4	First	3Bed 1.5/2Bath	68	Juliet	68	N/A	1,399,900	20,587	0	1,399,900	11,950	12,805	261	36,000	1,224	802	802	917	1,099	11.70%	-2,135	-2149	-2110	-1956	-1123
4	Ground	3Bed 1.5/2Bath	68	None	68	N/A	1,419,900	20,881	0	1,419,900	12,000	12,988	265	38,400	1,224	802	802	933	1,104	11.66%	-2,185	-2197	-2256	-2100	-1265
4	Third	3Bed 1.5/2Bath	68	Juliet	68	N/A	1,419,900	20,881	0	1,419,900	11,800	12,988	265	46,200	1,224	802	802	933	1,086	11.62%	-2,217	-2192	-2166	-2320	-1501
368								**21,560**																	

Rental Income	Year 1	Year 2	Year 3	Year 4	Year 5
2Bed 1Bath	8,000	8600	9245	9938	10684
2Bed 1Bath	8,150	8761	9418	10125	10884
2Bed 1Bath	8,250	8869	9534	10249	11018
2Bed 1Bath	7,900	8493	9129	9814	10550
2Bed 1Bath	8,900	9568	10285	11056	11886
2Bed 1Bath	8,900	9568	10285	11056	11886
2Bed 1Bath	9,000	9675	10401	11181	12019
2Bed 1Bath	8,800	9460	10170	10932	11752
2Bed 1Bath	9,400	10105	10863	11678	12553
2Bed 1Bath	9,400	10105	10863	11678	12553
2Bed 1Bath	9,500	10213	10978	11802	12687
2Bed 1Bath	9,200	9890	10632	11429	12286
2Bed 1Bath	9,700	10428	11210	12050	12954
2Bed 1Bath	9,700	10428	11210	12050	12954
2Bed 1Bath	9,800	10535	11325	12175	13088
2Bed 1Bath	9,500	10213	10978	11802	12687
3Bed 1/1.5 Bath	10,350	11126	11961	12858	13822
3Bed 1/1.5 Bath	10,350	11126	11961	12858	13822
3Bed 1/1.5 Bath	10,500	11288	12134	13044	14022
3Bed 1/1.5 Bath	10,250	11019	11845	12734	13689
3Bed 1Bath	10,850	11664	12539	13479	14490
3Bed 1Bath	10,850	11664	12539	13479	14490
3Bed 1Bath	11,000	11825	12712	13665	14690
3Bed 1Bath	10,750	11556	12423	13355	14356
3Bed 1.5Bath	11,500	12363	13290	14286	15358
3Bed 1.5Bath	11,500	12363	13290	14286	15358
3Bed 1.5Bath	11,500	12363	13290	14286	15358
3Bed 1.5Bath	11,250	12094	13001	13976	15024
3Bed 1.5/2Bath	11,950	12846	13810	14845	15959
3Bed 1.5/2Bath	11,950	12846	13810	14845	15959
3Bed 1.5/2Bath	12,000	12900	13868	14908	16026
3Bed 1.5/2Bath	11,800	12685	13636	14659	15759

Levies	Year 1	Year 2	Year 3	Year 4	Year 5
2Bed 1Bath	810	859	910	965	1,023
2Bed 1Bath	810	859	910	965	1,023
2Bed 1Bath	810	859	910	965	1,023
2Bed 1Bath	810	859	910	965	1,023
2Bed 1Bath	864	916	971	1,029	1,091
2Bed 1Bath	864	916	971	1,029	1,091
2Bed 1Bath	864	916	971	1,029	1,091
2Bed 1Bath	864	916	971	1,029	1,091
2Bed 1Bath	936	992	1,052	1,115	1,182
2Bed 1Bath	936	992	1,052	1,115	1,182
2Bed 1Bath	936	992	1,052	1,115	1,182
2Bed 1Bath	936	992	1,052	1,115	1,182
2Bed 1Bath	972	1,030	1,092	1,158	1,227
2Bed 1Bath	972	1,030	1,092	1,158	1,227
2Bed 1Bath	972	1,030	1,092	1,158	1,227
2Bed 1Bath	972	1,030	1,092	1,158	1,227
3Bed 1/1.5 Bath	1,044	1,107	1,173	1,243	1,318
3Bed 1/1.5 Bath	1,044	1,107	1,173	1,243	1,318
3Bed 1/1.5 Bath	1,044	1,107	1,173	1,243	1,318
3Bed 1/1.5 Bath	1,044	1,107	1,173	1,243	1,318
3Bed 1Bath	1,080	1,145	1,213	1,286	1,363
3Bed 1Bath	1,080	1,145	1,213	1,286	1,363
3Bed 1Bath	1,080	1,145	1,213	1,286	1,363
3Bed 1Bath	1,080	1,145	1,213	1,286	1,363
3Bed 1.5Bath	1,152	1,221	1,294	1,372	1,454
3Bed 1.5Bath	1,152	1,221	1,294	1,372	1,454
3Bed 1.5Bath	1,152	1,221	1,294	1,372	1,454
3Bed 1.5Bath	1,152	1,221	1,294	1,372	1,454
3Bed 1.5/2Bath	1,224	1,297	1,375	1,458	1,545
3Bed 1.5/2Bath	1,224	1,297	1,375	1,458	1,545
3Bed 1.5/2Bath	1,224	1,297	1,375	1,458	1,545
3Bed 1.5/2Bath	1,224	1,297	1,375	1,458	1,545

Investor Bonus							
Layout	**Quantity**	**Year 1**	**Year 2**	**Year 3**	**Year 4**	**Year 5**	**Total**
2Bed 1Bath	24	850	450	250	0	0	18600
2Bed 1Bath	24	850	400	350	0	0	19200
2Bed 1Bath	24	950	500	450	300	0	26400
2Bed 1Bath	24	1200	800	550	300	0	34200
2Bed 1Bath	6	500	0	0	0	0	6000
2Bed 1Bath	6	700	250	0	0	0	11400
2Bed 1Bath	6	750	400	0	0	0	13800
2Bed 1Bath	6	1000	500	0	0	0	18000
2Bed 1Bath	45	800	450	0	0	0	15000
2Bed 1Bath	45	900	550	0	0	0	17400
2Bed 1Bath	45	1050	700	0	0	0	21000
2Bed 1Bath	45	1250	700	0	0	0	23400
2Bed 1Bath	8	900	250	0	0	0	13800
2Bed 1Bath	8	1000	400	0	0	0	16800
2Bed 1Bath	8	1100	450	0	0	0	18600
2Bed 1Bath	8	1400	650	250	0	0	27600
3Bed 1/1.5 Bath	2	1000	400	0	0	0	16800
3Bed 1/1.5 Bath	2	1150	550	0	0	0	20400
3Bed 1/1.5 Bath	2	1350	750	0	0	0	25200
3Bed 1/1.5 Bath	2	1450	850	0	0	0	27600
3Bed 1Bath	1	800	200	0	0	0	12000
3Bed 1Bath	1	1000	400	0	0	0	16800
3Bed 1Bath	1	1200	550	0	0	0	21000
3Bed 1Bath	1	1400	800	0	0	0	26400
3Bed 1.5Bath	2	1000	300	0	0	0	15600
3Bed 1.5Bath	2	1250	650	0	0	0	22800
3Bed 1.5Bath	2	1500	850	250	0	0	31200
3Bed 1.5Bath	2	1750	1100	400	0	0	39000
3Bed 1.5/2Bath	4	1400	700	0	0	0	25200
3Bed 1.5/2Bath	4	1700	1000	300	0	0	36000
3Bed 1.5/2Bath	4	1800	1100	300	0	0	38400
3Bed 1.5/2Bath	4	1950	1300	600	0	0	46200

Rates and Taxes	Year 1	Year 2	Year 3	Year 4	Year 5
2Bed 1Bath	558	592	627	665	705
2Bed 1Bath	567	601	637	675	715
2Bed 1Bath	583	618	655	695	736
2Bed 1Bath	583	618	655	695	736
2Bed 1Bath	600	636	674	715	757
2Bed 1Bath	617	654	693	734	778
2Bed 1Bath	633	671	712	754	799
2Bed 1Bath	633	671	712	754	799
2Bed 1Bath	667	707	749	794	842
2Bed 1Bath	675	715	758	804	852
2Bed 1Bath	692	733	777	824	873
2Bed 1Bath	692	733	777	824	873
2Bed 1Bath	692	733	777	824	873
2Bed 1Bath	708	751	796	844	894
2Bed 1Bath	725	768	815	863	915
2Bed 1Bath	750	795	843	893	947
3Bed 1/1.5 Bath	750	795	843	893	947
3Bed 1/1.5 Bath	767	813	861	913	968
3Bed 1/1.5 Bath	783	830	880	933	989
3Bed 1/1.5 Bath	783	830	880	933	989
3Bed 1Bath	775	821	871	923	978
3Bed 1Bath	792	839	889	943	999
3Bed 1Bath	817	866	918	973	1,031
3Bed 1Bath	817	866	918	973	1,031
3Bed 1.5Bath	833	883	936	992	1,052
3Bed 1.5Bath	858	910	964	1,022	1,084
3Bed 1.5Bath	875	927	983	1,042	1,105
3Bed 1.5Bath	875	927	983	1,042	1,105
3Bed 1.5/2Bath	892	945	1,002	1,062	1,126
3Bed 1.5/2Bath	917	972	1,030	1,092	1,157
3Bed 1.5/2Bath	933	989	1,049	1,112	1,178
3Bed 1.5/2Bath	933	989	1,049	1,112	1,178

Utilities	Year 1	Year 2	Year 3	Year 4	Year 5
2Bed 1Bath	802	850	901	955	1,013
2Bed 1Bath	802	850	901	955	1,013
2Bed 1Bath	802	850	901	955	1,013
2Bed 1Bath	802	850	901	955	1,013
2Bed 1Bath	802	850	901	955	1,013
2Bed 1Bath	802	850	901	955	1,013
2Bed 1Bath	802	850	901	955	1,013
2Bed 1Bath	802	850	901	955	1,013
2Bed 1Bath	802	850	901	955	1,013
2Bed 1Bath	802	850	901	955	1,013
2Bed 1Bath	802	850	901	955	1,013
2Bed 1Bath	802	850	901	955	1,013
2Bed 1Bath	802	850	901	955	1,013
2Bed 1Bath	802	850	901	955	1,013
2Bed 1Bath	802	850	901	955	1,013
2Bed 1Bath	802	850	901	955	1,013
3Bed 1/1.5 Bath	802	850	901	955	1,013
3Bed 1/1.5 Bath	802	850	901	955	1,013
3Bed 1/1.5 Bath	802	850	901	955	1,013
3Bed 1/1.5 Bath	802	850	901	955	1,013
3Bed 1Bath	802	850	901	955	1,013
3Bed 1Bath	802	850	901	955	1,013
3Bed 1Bath	802	850	901	955	1,013
3Bed 1Bath	802	850	901	955	1,013
3Bed 1.5Bath	802	850	901	955	1,013
3Bed 1.5Bath	802	850	901	955	1,013
3Bed 1.5Bath	802	850	901	955	1,013
3Bed 1.5Bath	802	850	901	955	1,013
3Bed 1.5/2Bath	802	850	901	955	1,013
3Bed 1.5/2Bath	802	850	901	955	1,013
3Bed 1.5/2Bath	802	850	901	955	1,013
3Bed 1.5/2Bath	802	850	901	955	1,013

Rental Management Discount - 20% Discount 1-3						
Layout	**Year 1**	**Year 2**	**Year 3**	**Year 4**	**Year 5**	**Year 6**
2Bed 1Bath	736	791	851	1143	1229	1321
2Bed 1Bath	750	806	866	1164	1252	1346
2Bed 1Bath	759	816	877	1179	1267	1362
2Bed 1Bath	727	781	840	1129	1213	1304
2Bed 1Bath	819	880	946	1271	1367	1469
2Bed 1Bath	819	880	946	1271	1367	1469
2Bed 1Bath	828	890	957	1286	1382	1486
2Bed 1Bath	810	870	936	1257	1351	1453
2Bed 1Bath	865	930	999	1343	1444	1552
2Bed 1Bath	865	930	999	1343	1444	1552
2Bed 1Bath	874	940	1010	1357	1459	1568
2Bed 1Bath	846	910	978	1314	1413	1519
2Bed 1Bath	892	959	1031	1386	1490	1601
2Bed 1Bath	892	959	1031	1386	1490	1601
2Bed 1Bath	902	969	1042	1400	1505	1618
2Bed 1Bath	874	940	1010	1357	1459	1568
3Bed 1/1.5 Bath	952	1024	1100	1479	1590	1709
3Bed 1/1.5 Bath	952	1024	1100	1479	1590	1709
3Bed 1/1.5 Bath	966	1038	1116	1500	1613	1734
3Bed 1/1.5 Bath	943	1014	1090	1464	1574	1692
3Bed 1Bath	998	1073	1154	1550	1666	1791
3Bed 1Bath	998	1073	1154	1550	1666	1791
3Bed 1Bath	1012	1088	1169	1572	1689	1816
3Bed 1Bath	989	1063	1143	1536	1651	1775
3Bed 1.5Bath	1058	1137	1223	1643	1766	1899
3Bed 1.5Bath	1058	1137	1223	1643	1766	1899
3Bed 1.5Bath	1058	1137	1223	1643	1766	1899
3Bed 1.5Bath	1035	1113	1196	1607	1728	1857
3Bed 1.5/2Bath	1099	1182	1270	1707	1835	1973
3Bed 1.5/2Bath	1099	1182	1270	1707	1835	1973
3Bed 1.5/2Bath	1104	1187	1276	1714	1843	1981
3Bed 1.5/2Bath	1086	1167	1255	1686	1812	1948

DISCLAIMER

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**Rental assist only applicable where buyer signs a rental mandate with IGrow Rentals for the duration of the rental assist offering.*

**Cash discount offering subject to terms and conditions as set out in documentation available for perusal.*