The Madison

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

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 20 Years at a 10.75% Interest Rate	Green Bond Advantage (5.25%)	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 Rental Asset Year 1/Rental Asset 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	9,054	182	18,800	810	802	802	558	736	10.95%	-2,126	-2084	-1765	-1706	-1144
24	First	2Bed 1Bath	45	Juliet	45	N/A	979,900	21,776	0	979,900	8,150	9,147	184	19,200	810	802	802	567	750	11.02%	-2,090	-2087	-1608	-1643	-1069
24	Ground	2Bed 1Bath	45	None	45	N/A	999,900	22,220	0	999,900	8,250	9,334	187	26,400	810	802	802	583	759	11.04%	-2,099	-2070	-1605	-1436	-1155
24	Third	2Bed 1Bath	45	Juliet	45	N/A	999,900	20,831	0	999,900	7,900	9,334	187	34,200	810	802	802	583	727	10.92%	-2,167	-2112	-1672	-1820	-1568
6	Second	2Bed 1Bath	48	Juliet	48	N/A	1,019,900	21,248	0	1,019,900	8,900	9,521	191	6,000	864	802	802	600	819	11.08%	-2,212	-2194	-1635	-1288	-659
6	First	2Bed 1Bath	48	Juliet	48	N/A	1,039,900	21,665	0	1,039,900	8,900	9,707	195	11,400	864	802	802	617	819	11.08%	-2,212	-2145	-1637	-1491	-883
6	Ground	2Bed 1Bath	48	None	48	N/A	1,059,900	22,081	0	1,059,900	9,000	9,894	199	13,800	864	802	802	633	828	11.04%	-2,271	-2098	-1934	-1584	-940
6	Third	2Bed 1Bath	48	Juliet	48	N/A	1,059,900	22,081	0	1,059,900	8,800	9,894	199	18,000	864	802	802	633	810	11.10%	-2,202	-2193	-2144	-1804	-1185
45	Second	2Bed 1Bath	52	Juliet	52	N/A	1,099,900	21,152	0	1,099,900	9,400	10,267	206	15,000	936	802	802	667	885	11.13%	-2,329	-2135	-1998	-1635	-975
45	First	2Bed 1Bath	52	Juliet	52	N/A	1,109,900	21,344	0	1,109,900	9,400	10,361	208	17,400	936	802	802	675	885	11.14%	-2,328	-2135	-2099	-1737	-1077
45	Ground	2Bed 1Bath	52	None	52	N/A	1,129,900	21,729	0	1,129,900	9,500	10,547	212	21,000	936	802	802	692	874	11.20%	-2,267	-2088	-2196	-1830	-1162
45	Third	2Bed 1Bath	52	Juliet	52	N/A	1,129,900	21,729	0	1,129,900	9,200	10,547	212	23,400	936	802	802	692	846	11.10%	-2,360	-2261	-2511	-2159	-1517
8	Second	2Bed 1Bath	54	Juliet	54	N/A	1,129,900	20,924	0	1,129,900	9,700	10,547	212	13,800	972	802	802	692	892	11.26%	-2,292	-2361	-2027	-1652	-972
8	First	2Bed 1Bath	54	Juliet	54	N/A	1,149,900	21,294	0	1,149,900	9,700	10,734	216	16,800	972	802	802	708	892	11.17%	-2,391	-2431	-2228	-1855	-1176
8	Ground	2Bed 1Bath	54	None	54	N/A	1,169,900	21,665	0	1,169,900	9,800	10,921	219	18,600	972	802	802	725	902	11.18%	-2,400	-2484	-2325	-1948	-1261
8	Third	2Bed 1Bath	54	Juliet	54	N/A	1,169,900	21,665	0	1,169,900	9,500	10,921	219	27,600	972	802	802	725	874	11.18%	-2,372	-2577	-2390	-2278	-1616
2	Second	3Bed 1/1.5 Bath	58	Juliet	58	N/A	1,199,900	20,688	0	1,199,900	10,350	11,201	225	16,800	1,044	802	802	750	952	11.35%	-2,372	-2375	-2131	-1733	-1008
2	First	3Bed 1/1.5 Bath	58	Juliet	58	N/A	1,219,900	21,033	0	1,219,900	10,350	11,388	229	20,400	1,044	802	802	767	952	11.31%	-2,422	-2425	-2333	-1936	-1212
2	Ground	3Bed 1/1.5 Bath	58	None	58	N/A	1,239,900	21,378	0	1,239,900	10,500	11,574	232	25,200	1,044	802	802	783	966	11.47%	-2,285	-2280	-2377	-1974	-1239
2	Third	3Bed 1/1.5 Bath	58	Juliet	58	N/A	1,239,900	21,378	0	1,239,900	10,250	11,574	232	27,600	1,044	802	802	783	943	11.32%	-2,412	-2424	-2640	-2249	-1534
1	Second	3Bed 1Bath	60	Juliet	60	N/A	1,229,900	20,498	0	1,229,900	10,850	11,481	231	12,000	1,080	802	802	775	998	11.37%	-2,453	-2426	-1950	-1531	-769
1	First	3Bed 1Bath	60	Juliet	60	N/A	1,249,900	20,832	0	1,249,900	10,850	11,668	234	16,800	1,080	802	802	792	998	11.38%	-2,453	-2427	-2151	-1734	-973
1	Ground	3Bed 1Bath	60	None	60	N/A	1,279,900	21,332	0	1,279,900	11,000	11,948	240	21,000	1,080	802	802	817	1,012	11.44%	-2,416	-2431	-2295	-1873	-1101
1	Third	3Bed 1Bath	60	Juliet	60	N/A	1,279,900	21,332	0	1,279,900	10,750	11,948	240	26,400	1,080	802	802	817	989	11.39%	-2,443	-2425	-2559	-2148	-1397
2	Second	3Bed 1.5Bath	64	Juliet	64	N/A	1,299,900	20,311	0	1,299,900	11,500	12,134	244	15,600	1,152	802	802	833	1,058	11.54%	-2,434	-2470	-2054	-1612	-805
2	First	3Bed 1.5Bath	64	Juliet	64	N/A	1,329,900	20,780	0	1,329,900	11,500	12,414	249	22,800	1,152	802	802	858	1,058	11.50%	-2,483	-2421	-2357	-1916	-1111
2	Ground	3Bed 1.5Bath	64	None	64	N/A	1,349,900	21,092	0	1,349,900	11,500	12,601	253	31,200	1,152	802	802	875	1,058	11.56%	-2,433	-2421	-2308	-2119	-1315
2	Third	3Bed 1.5Bath	64	Juliet	64	N/A	1,349,900	21,092	0	1,349,900	11,250	12,601	253	39,000	1,152	802	802	875	1,035	11.56%	-2,410	-2415	-2421	-2294	-1611
4	Second	3Bed 1.5/2Bath	68	Juliet	68	N/A	1,369,900	20,146	0	1,369,900	11,950	12,788	257	25,200	1,224	802	802	892	1,099	11.69%	-2,396	-2409	-2389	-1912	-1078
4	First	3Bed 1.5/2Bath	68	Juliet	68	N/A	1,399,900	20,587	0	1,399,900	11,950	13,068	262	36,000	1,224	802	802	917	1,099	11.70%	-2,395	-2410	-2371	-2217	-1384
4	Ground	3Bed 1.5/2Bath	68	None	68	N/A	1,419,900	20,881	0	1,419,900	12,000	13,255	266	38,400	1,224	802	802	933	1,104	11.66%	-2,450	-2462	-2521	-2365	-1529
4	Third	3Bed 1.5/2Bath	68	Juliet	68	N/A	1,419,900	20,881	0	1,419,900	11,800	13,255	266	46,200	1,224	802	802	933	1,086	11.62%	-2,481	-2457	-2430	-2584	-1766
368								**21,660**																	

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	10123	10884
2Bed 1Bath	8,250	8869	9534	10248	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	8,900	9460	10170	10932	11752
2Bed 1Bath	9,400	10108	10863	11679	12553
2Bed 1Bath	9,400	10108	10863	11679	12553
2Bed 1Bath	9,900	10213	10976	11802	12687
2Bed 1Bath	9,200	9890	10632	11429	12286
2Bed 1Bath	9,700	10428	11210	12055	12964
2Bed 1Bath	9,700	10428	11210	12060	12964
2Bed 1Bath	9,600	10320	11326	12179	13096
2Bed 1Bath	9,600	10213	10976	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	12136	13044	14022
3Bed 1/1.5 Bath	10,250	11018	11846	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	13354	14356
3Bed 1.5Bath	11,500	12363	13290	14286	15356
3Bed 1.5Bath	11,500	12363	13290	14286	15356
3Bed 1.5Bath	11,500	12363	13290	14286	15356
3Bed 1.5Bath	11,250	12094	13001	13978	15024
3Bed 1.5/2Bath	11,950	12848	13810	14849	15959
3Bed 1.5/2Bath	11,950	12848	13810	14849	15959
3Bed 1.5/2Bath	12,000	12900	13868	14908	16026
3Bed 1.5/2Bath	11,800	12686	13638	14659	15758

Levies	Year 1	Year 2	Year 3	Year 4	Year 5
2Bed 1Bath	810	858	910	965	1,023
2Bed 1Bath	810	858	910	965	1,023
2Bed 1Bath	810	858	910	965	1,023
2Bed 1Bath	810	858	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	19850
2Bed 1Bath	24	850	450	250	0	0	19850
2Bed 1Bath	24	850	850	450	300	0	26450
2Bed 1Bath	24	1350	850	850	300	0	34350
2Bed 1Bath	6	850	0	0	0	0	6550
2Bed 1Bath	6	750	350	0	0	0	11450
2Bed 1Bath	6	750	450	0	0	0	12850
2Bed 1Bath	6	1350	850	0	0	0	18850
2Bed 1Bath	45	850	450	0	0	0	18850
2Bed 1Bath	45	850	850	0	0	0	17450
2Bed 1Bath	45	1350	750	0	0	0	21450
2Bed 1Bath	45	1350	750	0	0	0	23400
2Bed 1Bath	6	850	350	0	0	0	12850
2Bed 1Bath	6	1350	450	0	0	0	16850
2Bed 1Bath	6	1150	450	0	0	0	16850
2Bed 1Bath	6	1450	650	250	0	0	27650
2Bed 1Bath Bath	2	1350	450	0	0	0	10850
3Bed 1/1.5 Bath	2	1150	650	0	0	0	20450
3Bed 1/1.5 Bath	2	1350	750	0	0	0	24350
3Bed 1/1.5 Bath	2	1450	850	0	0	0	27650
3Bed 1Bath	1	850	350	0	0	0	12050
3Bed 1Bath	1	1350	450	0	0	0	16050
3Bed 1Bath	1	1250	550	0	0	0	21050
3Bed 1Bath	1	1450	650	0	0	0	26450
3Bed 1.5Bath	2	1350	350	0	0	0	19850
3Bed 1.5Bath	2	1350	650	0	0	0	23850
3Bed 1.5Bath	2	1750	1150	450	0	0	39850
3Bed 1.5/2Bath	4	1450	750	0	0	0	34250
3Bed 1.5/2Bath	4	1750	1050	350	0	0	39850
3Bed 1.5/2Bath	4	1850	1150	550	0	0	39450
3Bed 1.5/2Bath	4	1850	1250	650	0	0	45250

Rates and Taxes	Year 1	Year 2	Year 3	Year 4	Year 5
2Bed 1Bath	598	642	687	735	786
2Bed 1Bath	647	601	637	675	715
2Bed 1Bath	683	618	655	695	736
2Bed 1Bath	683	618	655	695	736
2Bed 1Bath	650	636	674	715	757
2Bed 1Bath	617	654	693	735	779
2Bed 1Bath	633	671	712	755	799
2Bed 1Bath	633	671	712	755	799
2Bed 1Bath	667	707	749	794	842
2Bed 1Bath	676	716	759	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	726	769	815	865	916
2Bed 1Bath	726	769	815	865	916
3Bed 1/1.5 Bath	765	766	843	893	947
3Bed 1/1.5 Bath	767	813	861	913	968
3Bed 1/1.5 Bath	784	831	880	933	989
3Bed 1/1.5 Bath	765	810	859	910	965
3Bed 1Bath	776	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	876	927	983	1,042	1,105
3Bed 1.5Bath	876	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	1,048	1,111	1,178
3Bed 1.5/2Bath	933	989	1,048	1,111	1,178

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