

Stanley Park

FINANCIAL ANALYSIS

28 January 2026

Term in Years	30	Inflation	6.00%	VAT	18.00%
Interest Rate	10.25%	Rental Escalation	7.50%	Levies - Rate per sqm	25

100% Financing																								
Quantity	Floor	Unit Type	Unit Size	Balcony / Patio size	Total Size	Garden area	Selling Price	Buyer's Deposit	Bond Amount	2026 Monthly Projected Rental Income (Excl Utilities)	100% Finance over 30 Years at a 10.25% Interest Rate	Rental Assist - See table below	Monthly BC Levy Estimate (Excl Utilities)	Estimated Utilities Recovered from Tenant	Estimated Effluent City Charge	Estimated Monthly Property Rates	Estimated Rental Management Fee - See table below	Projected Gross Income	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
79	Third	1Bed 1 Bath	43	0	43	0	799,900	0	799,900	7,190	7,168	0	430	802	802	482	0	86,280	11.99%	-890	-850	-839	-849	178
78	Third	1Bed 1 Bath	54	0	54	0	839,900	0	839,900	7,320	7,526	4,800	540	802	802	605	0	92,640	12.18%	-951	-871	-840	-842	-320
59	Second	2Bed 2Bath	102	0	102	0	1,199,900	0	1,199,900	9,920	10,752	52,200	1,019	802	802	1,142	0	138,840	12.37%	-1,343	-1,379	-1,417	-1,420	-1,356
55	First	3Bed 2 Bath	106	Incl	106	0	1,319,900	0	1,319,900	11,828	11,828	67,200	1,080	802	802	1,187	0	151,800	12.23%	-1,425	-1,618	-1,661	-1,655	-1,695
26	Ground	3Bed 2Bath	108	Incl	108	Excl Use	1,568,900	0	1,568,900	11,900	14,059	88,800	1,085	802	802	1,215	0	178,800	12.01%	-1,459	-1,804	-1,791	-1,815	-1,898

90% Financing																								
Quantity	Floor	Unit Type	Unit Size	Balcony / Patio size	Total Size	Garden area	Selling Price	Buyer's Deposit	Bond Amount	2026 Monthly Projected Rental Income (Excl Utilities)	90% Finance over 30 Years at a 10.25% Interest Rate	Rental Assist - See table below	Monthly BC Levy Estimate (Excl Utilities)	Estimated Utilities Recovered from Tenant	Estimated Effluent City Charge	Estimated Monthly Property Rates	Estimated Rental Management Fee - See table below	Projected Gross Income	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
79	Third	1Bed 1 Bath	43	0	43	0	799,900	79,990	719,910	7,190	6,451	0	430	802	802	482	0	86,280	11.99%	-173	-133	-122	368	895
78	Third	1Bed 1 Bath	54	0	54	0	839,900	83,990	755,910	7,320	6,774	4,800	540	802	802	605	0	92,640	12.18%	-199	-118	-87	-90	432
59	Second	2Bed 2Bath	102	0	102	0	1,199,900	119,990	1,079,910	9,920	9,677	52,200	1,019	802	802	1,142	0	138,840	12.37%	-268	-304	-341	-345	-281
55	First	3Bed 2 Bath	106	Incl	106	0	1,319,900	131,990	1,187,910	10,560	10,645	67,200	1,060	802	802	1,187	0	151,800	12.23%	-242	-435	-478	-472	-513
26	Ground	3Bed 2Bath	108	Incl	108	Excl Use	1,568,900	156,890	1,412,010	11,900	12,653	88,800	1,085	802	802	1,215	0	178,800	12.01%	-53	-399	-385	-409	-492

80% Financing																								
Quantity	Floor	Unit Type	Unit Size	Balcony / Patio size	Total Size	Garden area	Selling Price	Buyer's Deposit	Bond Amount	2026 Monthly Projected Rental Income (Excl Utilities)	80% Finance over 30 Years at a 10.25% Interest Rate	Rental Assist - See table below	Monthly BC Levy Estimate (Excl Utilities)	Estimated Utilities Recovered from Tenant	Estimated Effluent City Charge	Estimated Monthly Property Rates	Estimated Rental Management Fee - See table below	Projected Gross Income	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
79	Third	1Bed 1 Bath	43	0	43	0	799,900	169,980	639,920	7,190	5,734	0	430	802	802	482	0	86,280	11.99%	544	594	594	1,084	1,612
78	Third	1Bed 1 Bath	54	0	54	0	839,900	167,980	671,920	7,320	6,021	4,800	540	802	802	605	0	92,640	12.18%	654	634	665	663	1,185
59	Second	2Bed 2Bath	102	0	102	0	1,199,900	239,980	959,920	9,920	8,602	52,200	1,019	802	802	1,142	0	138,840	12.37%	807	771	734	731	794
55	First	3Bed 2 Bath	106	Incl	106	0	1,319,900	263,980	1,055,920	10,560	9,462	67,200	1,060	802	802	1,187	0	151,800	12.23%	941	747	705	711	670
26	Ground	3Bed 2Bath	108	Incl	108	Excl Use	1,568,900	313,780	1,255,120	11,900	11,247	88,800	1,085	802	802	1,215	0	178,800	12.01%	1,353	1,007	1,021	997	914

Rental Income	Year 1	Year 2	Year 3	Year 4	Year 5
79	7,190	7,729	8,300	8,932	9,622
78	7,320	7,869	8,459	9,094	9,776
59	9,920	10,664	11,464	12,324	13,249
55	10,560	11,341	12,182	13,106	14,089
26	11,900	12,793	13,752	14,783	15,892

Rates and Taxes	Year 1	Year 2	Year 3	Year 4	Year 5
79	482	511	542	574	609
78	605	641	680	721	764
59	1,142	1,211	1,283	1,360	1,442
55	1,187	1,256	1,328	1,414	1,499
26	1,215	1,288	1,363	1,447	1,534

Effluent	Year 1	Year 2	Year 3	Year 4	Year 5
79	802	800	801	805	1,013
78	802	800	801	805	1,013
59	802	800	801	805	1,013
55	802	800	801	805	1,013
26	802	800	801	805	1,013

Levies	Year 1	Year 2	Year 3	Year 4	Year 5
79	430	456	483	512	543
78	540	572	607	643	682
59	1,019	1,060	1,105	1,154	1,206
55	1,060	1,104	1,151	1,202	1,258
26	1,085	1,130	1,179	1,232	1,290

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Rental Assist	Total	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
79	86,000	0	0	0	0	0	0
78	84,800.00	0	0	0	0	0	0
59	882,200.00	1,650	1,600	300	1,500	400	0
55	867,200.00	2,100	1,250	500	1,250	500	0
26	868,800.00	3,000	1,900	1,100	200	1,000	6200.00

Rental Management (Excl VAT)	Year 1	Year 2	Year 3	Year 4	Year 5
1Bed 1Bath (43)	79	0	444	950	1,027
1Bed 1Bath (54)	78	0	0	486	1,048
2Bed 2 Bath (102)	59	0	0	8	1,417
3Bed 2Bath (106)	55	0	0	0	1,607
3Bed 2Bath (108)	26	0	0	0	1,828

Rental Management (Excl VAT)	Year 1	Year 2	Year 3	Year 4	Year 5
1Bed 1Bath (43)	79	0.00%	5.73%	11.50%	11.50%
1Bed 1Bath (54)	78	0.00%	0.00%	5.73%	11.50%
2Bed 2 Bath (102)	59	0.00%	0.00%	0.00%	11.50%
3Bed 2Bath (106)	55	0.00%	0.00%	0.00%	11.50%
3Bed 2Bath (108)	26	0.00%	0.00%	0.00%	11.50%