Tirong Views

FINANCIAL ANALYSIS

11 August 2026

Term in Years	30
Interest Rate	10.50%

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 10.50% 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
42	n/a	2Bed 1Bath	66	Included	66	TBC	999,900	15,150	0	999,900	8,300	9,146	185	30,000	1,260	775	600	791	1,026	11.46%	-2,592	-2675	-2474	-2487	-1962
42	n/a	2Bed 2Bath	78	Included	78	TBC	1,199,900	15,383	0	1,199,900	9,200	10,976	223	67,800	1,260	775	600	1,095	1,137	11.45%	-2,891	-2832	-2887	-3401	-3074
22	n/a	3Bed 2Bath	87	Included	87	TBC	1,399,900	16,091	0	1,399,900	10,600	12,805	260	96,600	1,260	775	600	1,244	1,310	11.66%	-2,843	-2851	-2865	-3332	-3400
106								**15,541**																	

Rental Income	Year 1	Year 2	Year 3	Year 4	Year 5
42	8,300	8923	9592	10311	11084
42	9,200	9890	10632	11429	12286
22	10,600	11395	12250	13168	14156

Levies	Year 1	Year 2	Year 3	Year 4	Year 5
42	1,260	1,336	1,416	1,501	1,591
42	1,260	1,336	1,416	1,501	1,591
22	1,260	1,336	1,416	1,501	1,591

Rental Assist							
Layout	Total	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
2Bed 1Bath	30000	1250	750	500	0	0	0
2Bed 2Bath	67800	2250	1850	1300	250	0	0
3Bed 2Bath	96600	3000	2450	1850	750	0	0

Rates and Taxes	Year 1	Year 2	Year 3	Year 4	Year 5
42	791	838	889	942	999
42	1,095	1,161	1,230	1,304	1,382
22	1,244	1,319	1,398	1,482	1,571

Utilities	Year 1	Year 2	Year 3	Year 4	Year 5
42	775	822	871	923	978
42	775	822	871	923	978
22	775	822	871	923	978

Rental Management							
Layout	Management Special	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
2Bed 1Bath	No Special	955	1026	1103	1186	1275	1351
2Bed 2Bath	No Special	1058	1137	1223	1314	1413	1498
3Bed 2Bath	No Special	1219	1310	1409	1514	1628	1726

Utilities	Year 1	Year 2	Year 3	Year 4	Year 5
42	600	636	674	715	757
42	600	636	674	715	757
22	600	636	674	715	757