

Tirong Views

FINANCIAL ANALYSIS

11 August 2026

Term in Years	39	Inflation	6.00%	VAT	15.00%
Interest Rate	10.50%	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 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 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 18bth	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 28bth	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	-2867	-3401	-3074
22	n/a	3Bed 28bth	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%	-2,643	-2851	-2865	-3332	-3400

10615,541

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	12285
22	10,600	11395	12250	13168	14155

Rates and Taxes	Year 1	Year 2	Year 3	Year 4	Year 5
42	791	838	889	942	998
42	1,095	1,161	1,230	1,304	1,382
22	1,244	1,319	1,398	1,480	1,571

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

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

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

Rental Assist						
LAYOUT	Total	Year 1	Year 2	Year 3	Year 4	Year 5
2Bed 18bth	26000	1280	750	800	8	8
2Bed 28bth	47000	2250	1850	1300	250	0
3Bed 28bth	96000	3000	2400	1850	750	0

Rental Management						
LAYOUT	Management Special	Year 1	Year 2	Year 3	Year 4	Year 5
2Bed 18bth	No Special	955	1026	1103	1186	1275
2Bed 28bth	No Special	1095	1137	1223	1314	1413
3Bed 28bth	No Special	1219	1310	1409	1514	1628

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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.