

FINANCIAL ANALYSIS

Term in Years **30**
Interest Rate **10.25%**

Inflation **6.00%**
Rental Escalatic **7.50%**

VAT **15.00%**
Levies - Rate per : **25**



Woodlands Lane - 10 March - 2026

Option 1: 100% Financing

Total No. of Units	Type	Floor	Unit Type	Unit Size	Balcony / Patio size	Total Size	Garden area approx.	Selling Price	Buyer's Deposit	Bond Amount	Monthly Projected Rental Income*	100% Finance over 30 Years at a 10.25% Interest Rate	Rental Assist	Montly BC Levy Estimate	Monthly Property Rates	Rental Management at 11,5 % incl VAT (No fee Yr 1)	Gross Income (Incl. Year 1 Rental Assist)	Gross Yield % (Gross Income Incl. Year 1 Rental Assist / Selling Price)	Year 1 Net Monthly Cash Flow (excl rental insurance year 1)	Year 2 Net Monthly Cash Flow	Year 3 Net Monthly Cash Flow	Year 4 Net Monthly Cash Flow	Year 5 Net Monthly Cash Flow
12	A	GF	2B2B	55	6.6	61.6	27 - 63	1,349,000	0	1,349,000	10,500	12,088	60,000	1,541	1,127.78	0	157,200	11.65%	-1,657	-1,829	-2,353	-2,222	-2,241
12	A	FF	2B2B	55	6.6	61.6	0	1,299,000	0	1,299,000	10,000	11,640	60,000	1,541	1,079.41	0	151,200	11.64%	-1,660	-2,068	-2,228	-2,338	-2,361
12	A	SF	2B2B	55	6.6	61.6	0	1,329,000	0	1,329,000	10,250	11,909	60,000	1,541	1,108.43	0	154,200	11.60%	-1,708	-2,198	-2,141	-2,331	-2,352
12	B	GF	1B1B	40	3.0	43.0	0	1,049,000	0	1,049,000	8,000	9,400	24,000	1,075	837.53	0	114,000	10.87%	-1,813	-3,316	-3,367	-2,882	-2,360

Option 2: 90% Financing

Total No. of Units	Type	Floor	Unit Type	Unit Size	Balcony / Patio size	Total Size	Garden area approx.	Selling Price	Buyer's Deposit	Bond Amount	Monthly Projected Rental Income*	90% Finance over 30 Years at a 10.25% Interest Rate	Rental Assist	Montly BC Levy Estimate	Monthly Property Rates	Rental Management at 11,5 % incl VAT (No fee Yr 1)	Gross Income (Incl. Year 1 Rental Assist)	Gross Yield % (Gross Income Incl. Year 1 Rental Assist / Selling Price)	Year 1 Net Monthly Cash Flow (excl rental insurance year 1)	Year 2 Net Monthly Cash Flow	Year 3 Net Monthly Cash Flow	Year 4 Net Monthly Cash Flow	Year 5 Net Monthly Cash Flow
12	A	GF	2B2B	55	6.6	61.6	27 - 63	1,349,000	134,900	1,214,100	9,500	10,880	60,000	1,540.63	1,127.78	0	157,200	11.65%	-1,448	-621	-1,144	-1,014	-1,032
12	A	FF	2B2B	55	6.6	61.6	0	1,299,000	129,900	1,169,100	10,000	10,476	60,000	1,540.63	1,079.41	0	151,200	11.64%	-496	-904	-1,064	-1,174	-1,197
12	A	SF	2B2B	55	6.6	61.6	0	1,329,000	132,900	1,196,100	10,250	10,718	60,000	1,540.63	1,108.43	0	154,200	11.60%	-517	-1,008	-950	-1,140	-1,161
12	B	GF	1B1B	40	3.0	43.0	0	1,049,000	104,900	944,100	8,000	8,460	24,000	1,075.00	837.53	0	114,000	10.87%	-873	-2,376	-2,427	-1,942	-1,419

Option 3: 80% Financing

Total No. of Units	Type	Floor	Unit Type	Unit Size	Balcony / Patio size	Total Size	Garden area approx.	Selling Price	Buyer's Deposit	Bond Amount	Monthly Projected Rental Income*	80% Finance over 30 Years at a 10.25% Interest Rate	Rental Assist	Montly BC Levy Estimate	Monthly Property Rates	Rental Management at 11,5 % incl VAT (No fee Yr 1)	Gross Income (Incl. Year 1 Rental Assist)	Gross Yield % (Gross Income Incl. Year 1 Rental Assist / Selling Price)	Year 1 Net Monthly Cash Flow (excl rental insurance year 1)	Year 2 Net Monthly Cash Flow	Year 3 Net Monthly Cash Flow	Year 4 Net Monthly Cash Flow	Year 5 Net Monthly Cash Flow
12	A	GF	2B2B	55	6.6	61.6	27 - 63	1,349,000	269,800	1,079,200	10,500	9,671	60,000	1,540.63	1,127.78	0	157,200	11.65%	761	588	65	195	177
12	A	FF	2B2B	55	6.6	61.6	0	1,299,000	259,800	1,039,200	10,000	9,312	60,000	1,540.63	1,079.41	0	151,200	11.64%	668	260	100	-10	-33
12	A	SF	2B2B	55	6.6	61.6	0	1,329,000	265,800	1,063,200	10,250	9,527	60,000	1,540.63	1,108.43	0	154,200	11.60%	674	183	241	51	30
12	B	GF	1B1B	40	3.0	43.0	0	1,049,000	209,800	839,200	8,000	7,520	24,000	1,075.00	837.53	0	114,000	10.87%	67	-1,436	-1,487	-1,002	-479

Rental Income	Year 1	Year 2	Year 3	Year 4	Year 5
A	10,500	11,288	12,134	13,044	14,022
A	10,000	10,750	11,556	12,423	13,355
A	10,250	11,019	11,845	12,734	13,689
B	8,000	8,600	9,245	9,938	10,684

Rates and Taxes	Year 1	Year 2	Year 3	Year 4	Year 5
A	1,128	1,195	1,267	1,343	1,424
A	1,079	1,144	1,213	1,286	1,363
A	1,108	1,175	1,245	1,320	1,399
B	838	888	941	998	1,057

Levies	Year 1	Year 2	Year 3	Year 4	Year 5
A	1,541	1,633	1,731	1,835	1,945
A	1,541	1,633	1,731	1,835	1,945
A	1,541	1,633	1,731	1,835	1,945
B	1,075	1,140	1,208	1,280	1,357

Rental Assist	Total	Year 1	Year 2	Year 3	Year 4	Year 5
A	60,000	2,600	1,800	600	0	0
A	60,000	2,600	1,600	800	0	0
A	60,000	2,600	1,500	900	0	0
B	24,000	1,500	500	0	0	0

Rental Management	Year 1 (Free)	Year 2 (Free)	Year 3 (Free)	Year 4 (Free)	Year 5 (5% + VAT)
2 Bed A	0	0	0	0	806
2 Bed A	0	0	0	0	768
2 Bed A	0	0	0	0	787
1 Bed B	0	989	1,063	1,143	1,229

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