

Thornwood Place: FINANCIAL ANALYSIS

OPTION 1: 100% FINANCING

Floor	Unit size	Balcony / Stoep	Total Size	Bed-rooms	Bath-rooms	TOTAL SELLING PRICE	Buyer's Deposit	Bond amount	100% finance 10%-30 years monthly bond instalment	Monthly BC levy estimate	Property taxes estimate	Rental income monthly projected	Rental mngmnt monthly 10% plus VAT	NETT INCOME PER YEAR Incl RA	NETT RETURN Incl RA %	Year 1 surplus/(shortfall) monthly Rental assist R416 P/M	Year 2 surplus/(shortfall) monthly Rental assist R416 P/M	Year 3 surplus/(shortfall) monthly No Assist R
	m2	m2	m2			R	R	R	R	R	R	R	R	R	%	R	R	R
Ground	58,1	3,6	61,7	2	1	865000	-	865 000	7 591	950	R 261	7 000	805	64 804	7,49	(2 191)	(1 768)	(1 726)
First	58,1	3,6	61,7	2	1	865000	-	865 000	7 591	950	R 261	7 000	805	64 804	7,49	(2 191)	(1 768)	(1 726)
Second	58,1	3,6	61,7	2	1	865000	-	865 000	7 591	950	R 261	7 000	805	64 804	7,49	(2 191)	(1 768)	(1 726)
Third	58,1	3,6	61,7	2	1	865000	-	865 000	7 591	950	R 261	7 000	805	64 804	7,49	(2 191)	(1 768)	(1 726)

OPTION 2: 90% FINANCING

Floor	Unit size	Balcony / Stoep	Total Size	Bed-rooms	Bath-rooms	TOTAL SELLING PRICE	Buyer's Deposit	Bond amount	100% finance 10%-30 years monthly bond instalment	Monthly BC levy estimate	Property taxes estimate	Rental income monthly projected	Rental mngmnt monthly 10% plus VAT	NETT INCOME PER YEAR Incl RA	NETT RETURN Incl RA %	Year 1 surplus/(shortfall) monthly Rental assist R416 P/M	Year 2 surplus/(shortfall) monthly Rental assist R416 P/M	Year 3 surplus/(shortfall) monthly No Assist R
	m2	m2	m2			R	R	R	R	R	R	R	R	R	%	R	R	R
Ground	58,1	3,6	61,7	2	1	865000	86 500	778 500	6 832	950	R 261	7 000	805	64 804	7,49	(1 432)	(1 012)	(967)
First	58,1	3,6	61,7	2	1	865000	86 500	778 500	6 832	950	R 261	7 000	805	64 804	7,49	(1 432)	(1 012)	(967)
Second	58,1	3,6	61,7	2	1	865000	86 500	778 500	6 832	950	R 261	7 000	805	64 804	7,49	(1 432)	(1 012)	(967)
Third	58,1	3,6	61,7	2	1	865000	86 500	778 500	6 832	950	R 261	7 000	805	64 804	7,49	(1 432)	(1 012)	(967)

OPTION 3: 80% FINANCING

Floor	Unit size	Balcony / Stoep	Total Size	Bed-rooms	Bath-rooms	TOTAL SELLING PRICE	Buyer's Deposit	Bond amount	100% finance 10%-30 years monthly bond instalment	Monthly BC levy estimate	Property taxes estimate	Rental income monthly projected	Rental mngmnt monthly 10% plus VAT	NETT INCOME PER YEAR Incl RA	NETT RETURN Incl RA %	Year 1 surplus/(shortfall) monthly Rental assist R416 P/M	Year 2 surplus/(shortfall) monthly Rental assist R416 P/M	Year 3 surplus/(shortfall) monthly No Assist R
	m2	m2	m2			R	R	R	R	R	R	R	R	R	%	R	R	R
Ground	58,1	3,6	61,7	2	1	865000	173 000	692 000	6 073	950	R 261	7 000	805	64 804	7,49	(673)	(250)	(208)
First	58,1	3,6	61,7	2	1	865000	173 000	692 000	6 073	950	R 261	7 000	805	64 804	7,49	(673)	(250)	(208)
Second	58,1	3,6	61,7	2	1	865000	173 000	692 000	6 073	950	R 261	7 000	805	64 804	7,49	(673)	(250)	(208)
Third	58,1	3,6	61,7	2	1	865000	173 000	692 000	6 073	950	R 261	7 000	805	64 804	7,49	(673)	(250)	(208)

ASSUMPTIONS	
Expected annual capital growth	8%
Interest rate used on bond	10,00%
Bond term used	30 Years
Expected annual rental increase	8%
Rental management fee on gross rental (Excl VAT)	10%
Inflation rate (CPI)	6%
VAT rate used	15%
Bond Fees included	YES
Transfer fees included	YES
Wealth Plan & Software	NO
Rental Assist year 1	R5 000
Rental Assist year 2	R5 000
Total Assist	R10 000
Rental Insurance	Available

S13sex building allowance- 90% financing		R
Total purchase price of 5 properties @ R865 000 per property		4 325 000
55% total allowance		2 378 750
Annual s13sex allowance for 20 years		118 938
Annual benefit 28% tax rate trusts & marginal rate companies		33 303
s13sex monthly cash benefit from reduced tax cost		2 775
monthly surplus/shortfall year 1 with s13 sex allowance		(4 386)
monthly surplus/shortfall year 2 with s13 sex allowance		(2 286)
monthly surplus/shortfall year 3 with s13 sex allowance		(2 060)



Thornwood Disclaimer
 IGrow makes no warranties, whether expressed or implied, in regard to the websites, contents, accuracy, financial projections and/ or assumptions nor availability. The User assumes all responsibility and risk for the use of the information and other material provided. IGrow shall not be liable for any loss, injury, damage, cost, penalty or claim resulting from the use of the materials or projections/assumptions, whether direct or indirect. The User indemnifies IGrow and holds it harmless against any and all liability, loss, damage, penalty, cost or claim of whatsoever nature suffered by any third party in relation to any act or omission by the User in relation to the information and the use thereof by the User. * Bond and attorney fees paid by Seller only where appointed attorney attends to registration and transfer. Fees excluding any bank initiation fee, correspondent attorney fees and courier fees if applicable.