

NOAH'S VILLAGE FINANCIAL ANALYSIS

22/05/2020

OPTION 1: 100% FINANCING

Floor	Unit size	Balcony / Patio	Bed-rooms	Bath-rooms	TOTAL SELLING PRICE	Buyer's Deposit	Bond amount 100%	100% finance 7,25%-30 years monthly bond instalment	Monthly BC levy estimate	Property rates estimate	Rental income monthly projected	YEAR 1 Rental mngmnt monthly 10% plus VAT	GROSS INCOME PER YEAR	GROSS RETURN	Year 1 surplus/(shortfall) monthly Incl Rental Assist	Year 2 surplus/(shortfall) monthly Incl Rental Assist	Year 3 surplus/(shortfall) monthly Incl Rental Assist
	m2	m2			R	R	R	R	R	R	R	R	R	%	R555 P/M	R555 P/M	R555 P/M
Ground	60	6	2	1	799 000	-	799 000	5 451	1 210	375	6 500	-	78 000	9,76	19	(405)	(57)
First	60	6	2	1	799 000	-	799 000	5 451	1 210	375	6 200	-	74 400	9,31	(281)	(689)	(361)
Second	60	6	2	1	799 000	-	799 000	5 451	1 210	375	6 000	-	72 000	9,01	(481)	(878)	(564)
Third	60	7	2	1	799 000	-	799 000	5 451	1 210	375	5 800	-	69 600	8,71	(681)	(1 068)	(766)

OPTION 2: 90% FINANCING

Floor	Unit size	Balcony / Patio	Bed-rooms	Bath-rooms	TOTAL SELLING PRICE	Buyer's Deposit 10%	Bond amount 90%	90% finance 7,25%-30 years monthly bond instalment	Monthly BC levy estimate	Property rates estimate	Rental income monthly projected	YEAR 1 Rental mngmnt monthly 10% plus VAT	GROSS INCOME PER YEAR	GROSS RETURN	Year 1 surplus/(shortfall) monthly Incl Rental Assist	Year 2 surplus/(shortfall) monthly Incl Rental Assist	Year 3 surplus/(shortfall) monthly Incl Rental Assist
	m2	m2			R	R	R	R	R	R	R	R	R	%	R555 P/M	R555 P/M	R555 P/M
Ground	60	6	2	1	799 000	79 900	719 100	4 906	1 210	375	6 500	-	78 000	9,76	564	140	488
First	60	6	2	1	799 000	79 900	719 100	4 906	1 210	375	6 200	-	74 400	9,31	264	(144)	184
Second	60	6	2	1	799 000	79 900	719 100	4 906	1 210	375	6 000	-	72 000	9,01	64	(333)	(19)
Third	60	6	2	1	799 000	79 900	719 100	4 906	1 210	375	5 800	-	69 600	8,71	(136)	(523)	(221)

OPTION 3: 80% FINANCING

Floor	Unit size	Balcony / Patio	Bed-rooms	Bath-rooms	TOTAL SELLING PRICE	Buyer's Deposit 20%	Bond amount 80%	80% finance 7,25%-30 years monthly bond instalment	Monthly BC levy estimate	Property rates estimate	Rental income monthly projected	YEAR 1 Rental mngmnt monthly 10% plus VAT	GROSS INCOME PER YEAR	GROSS RETURN	Year 1 surplus/(shortfall) monthly Incl Rental Assist	Year 2 surplus/(shortfall) monthly Incl Rental Assist	Year 3 surplus/(shortfall) monthly Incl Rental Assist
	m2	m2			R	R	R	R	R	R	R	R	R	%	R555 P/M	R555 P/M	R555 P/M
Ground	60	6	2	1	799 000	159 800	639 200	4 360	1 210	375	6 500	-	78 000	9,76	1 109	685	1 033
First	60	6	2	1	799 000	159 800	639 200	4 360	1 210	375	6 200	-	74 400	9,31	809	401	729
Second	60	6	2	1	799 000	159 800	639 200	4 360	1 210	375	6 000	-	72 000	9,01	609	212	526
Third	60	6	2	1	799 000	159 800	639 200	4 360	1 210	375	5 800	-	69 600	8,71	409	23	324

ASSUMPTIONS

Expected annual capital growth	8%
Interest rate used on bond	7,25%
Bond term used	30 Years
Expected annual rental increase	7%
Rental management fee on gross rental (Excl VAT)	10%
Inflation rate (CPI)	5%
VAT rate	15%

Rental assist year 1	R555 p/m
Rental assist year 2	R555 p/m
Rental assist year 3	R555 p/m
Total assist	R20 000

s13sex building allowance- 90% financing

Total purchase price of 5 properties @ R799 000 per property	R 3 995 000
55% total allowance	2 087 250
Annual s13sex allowance for 20 years	104 363
Annual benefit 28% tax rate for companies	29 222
s13sex monthly cash benefit from reduced tax cost	2 371
monthly surplus/shortfall year 1 with s13 sex allowance	5 193 Year 1
monthly surplus/shortfall year 2 with s13 sex allowance	3 073 Year 2
monthly surplus/shortfall year 3 with s13 sex allowance	4 811 Year 3

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- Wealth Plan Included
- No rental Management fee year 1
- Rental Insurance year 1 included