

28/04/2021

OPTION 1: 100 FINANCING

Type	Floor	Unit Type	Unit size	Patio Grnd Floor	Carport	Total Size	SELLING PRICE	Buyer's Deposit	Bond amount 100%	100% finance 7%-30 years monthly bond instalment	Monthly BC levy estimate	Property rates estimate	Rental income monthly projected	Rental mngmnt monthly 10% plus VAT year 1	GROSS INCOME PER YEAR	GROSS RETURN	Year 1 surplus/(shortfall) monthly	Year 2 surplus/(shortfall) monthly	Year 3 surplus/(shortfall) monthly
			m2	m2	m2	m2	R	R	R	R	R	R	R	R	R	%	R	R	R
A & A1	all	2B1B	55	5	0	60	R 899 000	R -	R 899 000	R 5 981	R 900	R 277	R 6 950	R 799	R 83 400	9,28	(608)	(98)	38
B & B1	all	2B1B	55	6	0	61	R 899 000	R -	R 899 000	R 5 981	R 915	R 277	R 6 950	R 799	R 83 400	9,28	(623)	(114)	21
C & C1	all	2B1B	47	6	0	53	R 799 000	R -	R 799 000	R 5 316	R 795	R 231	R 6 700	R 771	R 80 400	10,06	(212)	241	320
D & D1	all	1B1B	42	3	0	45	R 695 000	R -	R 695 000	R 4 624	R 675	R 183	R 5 750	R 661	R 69 000	9,93	(193)	212	238
E1	-	2B1B	60	10	19	89	R 1 299 000	R -	R 1 299 000	R 8 642	R 1 050	R 462	R 8 950	R 1 029	R 107 400	8,27	(2 234)	(1 770)	(1 273)
E2	-	2B1B	60	10	19	89	R 1 299 000	R -	R 1 299 000	R 8 642	R 1 050	R 462	R 8 950	R 1 029	R 107 400	8,27	(2 234)	(1 280)	(754)

OPTION 2: 90% FINANCING

NO	Floor	Unit Type	Unit size	Garden approx	Total Size	SELLING PRICE	Buyer's Deposit 10%	Bond amount 90%	90% finance 7%-30 years monthly bond instalment	Monthly BC levy estimate	Property rates estimate	Rental income monthly projected	Rental mngmnt monthly 10% plus VAT	GROSS INCOME PER YEAR	GROSS RETURN	Year 1 surplus/(shortfall) monthly	Year 2 surplus/(shortfall) monthly	Year 3 surplus/(shortfall) monthly	
			m2	m2	m2	R	R	R	R	R	R	R	R	R	%	R	R	R	
A & A1	all	2B1B	55	5	0	60	R 899 000	R 89 900	R 809 100	R 5 383	R 900	R 277	R 6 950	R 799	R 83 400	9,28	(9)	500	1 234
B & B1	all	2B1B	55	6	0	61	R 899 000	R 89 900	R 809 100	R 5 383	R 915	R 277	R 6 950	R 799	R 83 400	9,28	(24)	485	1 217
C & C1	all	2B1B	47	6	0	53	R 799 000	R 79 900	R 719 100	R 4 784	R 795	R 231	R 6 700	R 771	R 80 400	10,06	319	773	1 383
D & D1	all	1B1B	42	3	0	45	R 695 000	R 69 500	R 625 500	R 4 161	R 675	R 183	R 5 750	R 661	R 69 000	9,93	269	674	1 163
E1	-	2B1B	60	10	19	89	R 1 299 000	R 129 900	R 1 169 100	R 7 778	R 1 050	R 462	R 8 950	R 1 029	R 107 400	8,27	(1 370)	(906)	455
E2	-	2B1B	60	10	19	89	R 1 299 000	R 129 900	R 1 169 100	R 7 778	R 1 050	R 462	R 8 950	R 1 029	R 107 400	8,27	(1 370)	(416)	975

OPTION 3: 80% FINANCING

NO	Floor	Unit Type	Unit size	Garden approx	Total Size	SELLING PRICE	Buyer's Deposit 20%	Bond amount 80%	80% finance 7%-30 years monthly bond instalment	Monthly BC levy estimate	Property rates estimate	Rental income monthly projected	Rental mngmnt monthly 10% plus VAT	GROSS INCOME PER YEAR	GROSS RETURN	Year 1 surplus/(shortfall) monthly	Year 2 surplus/(shortfall) monthly	Year 3 surplus/(shortfall) monthly	
			m2	m2	m2	R	R	R	R	R	R	R	R	R	%	R	R	R	
A & A1	all	2B1B	55	5	0	60	R 899 000	R 179 800	R 719 200	R 4 785	R 900	R 277	R 6 950	R 799	R 83 400	9,28	589	1 099	1 234
B & B1	all	2B1B	55	6	0	61	R 899 000	R 179 800	R 719 200	R 4 785	R 915	R 277	R 6 950	R 799	R 83 400	9,28	574	1 083	1 217
C & C1	all	2B1B	47	6	0	53	R 799 000	R 159 800	R 639 200	R 4 253	R 795	R 231	R 6 700	R 771	R 80 400	10,06	851	1 304	1 383
D & D1	all	1B1B	42	3	0	45	R 695 000	R 139 000	R 556 000	R 3 699	R 675	R 183	R 5 750	R 661	R 69 000	9,93	732	1 137	1 163
E1	-	2B1B	60	10	19	89	R 1 299 000	R 259 800	R 1 039 200	R 6 914	R 1 050	R 462	R 8 950	R 1 029	R 107 400	8,27	(506)	(42)	455
E2	-	2B1B	60	10	19	89	R 1 299 000	R 259 800	R 1 039 200	R 6 914	R 1 050	R 462	R 8 950	R 1 029	R 107 400	8,27	(506)	448	975

ASSUMPTIONS	
Expected annual capital growth	8%
Interest rate used on bond	7,00%
Bond term used	30 Years
Expected annual rental increase	7%
Rental management fee on gross rental (Excl VAT)	10%
Inflation rate (CPI)	6%
VAT rate	15%
Rental Assist Type A & B	R15 000
Rental Assist Type C & D	R6 000
Free Rental Management year 1	First 114 buyers
IGrow Wealth Plan	Not included
Rental Insurance	Not included

s13sex building allowance- 90% financing	
Total purchase price of 5 properties @ R799 900 per property	R 3 995 000
55% total allowance	R 2 197 250
Annual s13sex allowance for 20 years	R 109 863
Annual benefit 28% tax rate for companies	R 30 762
s13sex monthly cash benefit from reduced tax cost	R 2 563
monthly surplus/shortfall year 1 with s13 sex allowance	R 4 160
monthly surplus/shortfall year 2 with s13 sex allowance	R 6 428
monthly surplus/shortfall year 3 with s13 sex allowance	R 9 480

Rental Assist Calculations			
Unit type	Year 1	Year 2	Year 3
A	R400 p/m	R550 p/m	R300 p/m
B	R400 p/m	R550 p/m	R300 p/m
C	R200 p/m	R300 p/m	R0
D	R200 p/m	R300 p/m	R0
E1	R0	R0	R0
E2	R0	R0	R0

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