

FINANCIAL ANALYSIS : NIMBATI RESIDENCE

29/11/2023- Nimbati phase 2

Term in Years **30** Inflation **6.00%** VAT **15.00%**
 Interest Rate **11.75%** Rental Escalation **6.00%** Levy **See budget**

Option 1: 100% Financing R96 000 rental assist only applicable on sections 39,40,45,46,51,52,57,58,63,64*

Unit plan type	Floor	Unit Type	Unit Size	Balcony / Patio size	Total Size	Selling Price From	Buyer's Deposit	Bond Amount	Rental Income	100% Finance : 30 Years - 11.75% Interest Rate	Rental Assist	Levy year 1	Property Rates	Rental Management : 11.5% Incl VAT	Gross Income per annum	Gross Yield	Year 1 Net Cash Flow (Excl. Rental Insurance)	Year 2 Net Cash Flow	Year 3 Net Cash Flow	Year 4 Net Cash Flow	Year 5 Net Cash Flow
Type A	SF	2B2B	70	6	76	999,000	0	999,000	8,800	10,084	37,200	1,111	744	1,012	123,600	12.37%	-2,652	-2,796	-2,819	-3,019	-2,595
Type C	FF	3B2B*	88	6	94	1,199,000	0	1,199,000	9,800	12,103	96,000	1,286	920	1,127	153,600	12.81%	-2,636	-2,848	-2,837	-3,801	-3,939
Type C	GF	3B2B	88	6	94	1,299,000	0	1,299,000	10,500	13,112	67,200	1,286	1,007	1,208	156,000	12.01%	-3,614	-3,694	-4,148	-4,777	-4,277

Option 2: 90% Financing

Unit plan type	Floor	Unit Type	Unit Size	Balcony / Patio size	Total Size	Selling Price	Buyer's Deposit	Bond Amount	Rental Income	90% Finance : 30 Years - 11.75% Interest Rate	Rental Assist	Levy year 1	Property Rates	Rental Management : 11.5% Incl VAT	Gross Income per annum	Gross Yield	Year 1 Net Cash Flow (Excl. Rental Insurance)	Year 2 Net Cash Flow	Year 3 Net Cash Flow	Year 4 Net Cash Flow	Year 5 Net Cash Flow
Type A	SF	2B2B	70	6	76	999,000	99,900	899,100	8,800	9,076	37,200	1,111	744	1,012	123,600	12.37%	-1,643	-1,787	-1,810	-2,010	-1,586
Type C	FF	3B2B*	88	6	94	1,199,000	119,900	1,079,100	9,800	10,893	96,000	1,286	920	1,127	153,600	12.81%	-1,426	-1,638	-1,626	-2,590	-2,728
Type C	GF	3B2B	88	6	94	1,299,000	129,900	1,169,100	10,500	11,801	67,200	1,286	1,007	1,208	156,000	12.01%	-2,302	-2,382	-2,837	-3,465	-2,965

Option 3: 80% Financing

Unit plan type	Floor	Unit Type	Unit Size	Balcony / Patio size	Total Size	Selling Price	Buyer's Deposit	Bond Amount	Rental Income	80% Finance : 30 Years - 11.75% Interest Rate	Rental Assist	Levy year 1	Property Rates	Rental Management : 11.5% Incl VAT	Gross Income per annum	Gross Yield	Year 1 Net Cash Flow (Excl. Rental Insurance)	Year 2 Net Cash Flow	Year 3 Net Cash Flow	Year 4 Net Cash Flow	Year 5 Net Cash Flow
Type A	SF	2B2B	70	6	76	999,000	199,800	799,200	8,800	8,067	37,200	1,111	744	1,012	123,600	12.37%	-635	-779	-802	-1,002	-578
Type C	FF	3B2B*	88	6	94	1,199,000	239,800	959,200	9,800	9,682	96,000	1,286	920	1,127	153,600	12.81%	-215	-427	-416	-1,380	-1,518
Type C	GF	3B2B	88	6	94	1,299,000	259,800	1,039,200	10,500	10,490	67,200	1,286	1,007	1,208	156,000	12.01%	-991	-1,071	-1,526	-2,154	-1,654

Rates and Taxes	Year 1	Year 2	Year 3	Year 4	Year 5
Type A	744	789	836	886	940
Type C	920	975	1,033	1,095	1,161
Type C	1,007	1,068	1,132	1,200	1,272

Rental Income	Year 1	Year 2	Year 3	Year 4	Year 5
Type A	8,800	9,328	9,888	10,481	11,110
Type C	9,800	10,388	11,011	11,672	12,372
Type C	10,500	11,130	11,798	12,506	13,256

Rental Assist	Total	Year 1	Year 2	Year 3	Year 4	Year 5
Type A	R37,200	R1,500	R1,000	R600	RO	RO
Type C	R96,000	R3,000	R2,400	R2,000	R600	RO
Type C	R67,200	R2,500	R2,000	R1,100	RO	RO

Rental Management	Year 1	Year 2	Year 3	Year 4	Year 5
Type A	1012	1073	1137	1205	1278
Type C	1127	1195	1266	1342	1423
Type C	1208	1280	1357	1438	1524

Levies	Year 1	Year 2	Year 3	Year 4	Year 5
Type A	1111	1178	1249	1324	1403
Type C	1286	1364	1446	1532	1624
Type C	1286	1364	1446	1532	1624

NIMBATI PHASE 2 DISCLAIMER

IGrow makes no warranties, whether expressed or implied, in regard to the email, 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. Attorney and bond fees for transfer paid by Seller only where appointed attorney attends transfer. This may exclude buyers using bank facilities. Fees excluding any bank initiation fee, correspondent attorney fees and courier fees if applicable. *Rental assist only applicable where buyer signs a rental mandate with IGrow Rentals for the duration of the rental assist offering. Rental assist not applicable on Airbnb or short term letting. *Tenant insurance funded from Rental assist. R96 000 rental assist only applicable on sections 39,40,45,46,51,52,57,58,63,64*