

**FINANCIAL ANALYSIS**

Term in Years **30**  
Interest Rate **11.75%**

Inflation **6.00%**  
Rental Escalation **6.00%**

VAT **15.00%**  
Levies - Rate per : **See sheet**



**PARK CENTRAL**  
Live LUXSERIOUSLY

Park Central July 2024  
**SHORT STAY**

**Option 1: 100% Financing**

Section number	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 11.75% Interest Rate	Rental Assist	Monthly BC Levy Estimate (incl. Effluent charge )	Monthly Property Rates	Effluent Charge Incl. in Levy	Rental Management at 11.5 % incl VAT	Gross Income (Incl. Year 1 Rental Assist)	Gross Yield % (Gross Income Incl. Year 1 Rental Assist / Selling Price)	Year 1 Net Monthly Cash Flow	Year 2 Net Monthly Cash Flow	Year 3 Net Monthly Cash Flow	Year 4 Net Monthly Cash Flow	Year 5 Net Monthly Cash Flow
404	4	Simplex	48	23	71	0	1,780,000	0	1,780,000	14,400	17,967	178,800	3,825.00	1,860.76	665.00	0	265,200	14.90%	-1,553	-1,530	-8,176	-7,589	-6,966
406	4	Simplex	61	18	79	0	2,135,000	0	2,135,000	17,895	21,551	193,200	4,225.00	2,095.18	665.00	0	315,540	14.78%	-1,576	-1,582	-8,545	-7,765	-6,938
502	5	Duplex	54	45	99	0	1,990,000	0	1,990,000	21,626	20,087	111,600	5,463.00	2,681.25	665.00	0	320,712	16.12%	-1,506	-1,597	-4,939	-4,030	-3,067
503	5	Duplex	54	19	73	0	1,990,000	0	1,990,000	21,626	20,087	60,000	4,162.00	1,919.36	665.00	0	295,512	14.85%	-1,543	-1,610	-2,621	-1,573	-463
508	5	Duplex	53	20	73	0	1,955,000	0	1,955,000	21,626	19,734	46,800	3,930.00	1,919.36	665.00	0	288,312	14.75%	-1,557	-1,511	-2,007	-944	184
511	5	Simplex	49	29	78	0	1,815,000	0	1,815,000	14,400	18,321	204,360	4,412.00	2,065.88	665.00	0	276,180	15.22%	-1,784	-1,508	-9,419	-8,885	-8,319
606	6	Simplex	49	18	67	0	1,815,000	0	1,815,000	14,400	18,321	178,080	3,625.00	1,626.33	665.00	0	264,240	14.56%	-1,552	-1,403	-8,041	-7,425	-6,771
608	6	Simplex	90	0	90	0	3,150,000	0	3,150,000	28,000	31,796	207,600	4,660.00	2,417.52	665.00	0	446,400	14.17%	-1,674	-1,519	-8,288	-6,877	-5,382
611	6	Simplex	91	0	91	0	3,185,000	0	3,185,000	28,000	32,150	225,600	4,942.00	2,446.82	665.00	0	456,000	14.32%	-1,539	-1,502	-8,991	-7,601	-6,129
703	7	Simplex	49	12	61	0	1,815,000	0	1,815,000	14,400	18,321	165,960	3,324.00	1,567.72	665.00	0	258,180	14.22%	-1,698	-1,527	-7,637	-6,996	-6,317
705	7	Simplex	48	13	61	0	1,780,000	0	1,780,000	14,400	17,967	157,560	3,324.00	1,567.72	665.00	0	256,380	14.40%	-1,494	-1,724	-7,284	-6,643	-5,964
707	7	Simplex	49	12	61	0	1,815,000	0	1,815,000	14,400	18,321	163,560	3,324.00	1,567.72	665.00	0	256,380	14.13%	-1,848	-1,577	-7,637	-6,996	-6,317
710	7	Simplex	63	0	63	0	2,205,000	0	2,205,000	17,895	22,257	182,640	3,424.00	1,626.33	665.00	0	310,860	14.10%	-1,403	-1,432	-7,825	-6,959	-6,041
712	7	Simplex	72	0	72	0	2,520,000	0	2,520,000	26,844	25,437	59,220	3,991.00	1,890.06	665.00	0	355,728	14.12%	-1,674	-1,081	-1,883	-470	1,028
714	7	Simplex	91	0	91	0	3,185,000	0	3,185,000	28,000	32,150	225,600	4,942.00	2,446.82	665.00	0	456,000	14.32%	-1,539	-1,502	-8,991	-7,601	-6,129
803	8	Simplex	63	36	99	0	2,205,000	0	2,205,000	17,895	22,257	248,640	5,218.00	2,681.25	665.00	0	343,860	15.59%	-1,502	-1,702	-11,026	-10,352	-9,638
808	8	Simplex	60	0	60	0	2,100,000	0	2,100,000	17,895	21,198	159,600	3,274.00	2,003.02	665.00	0	299,340	14.25%	-1,530	-1,573	-7,020	-6,169	-5,268
809	8	Duplex	51	0	51	0	1,785,000	0	1,785,000	21,627	18,018	0	2,818.00	1,274.69	665.00	0	259,524	14.54%	-484	568	1,684	2,866	4,119
810	8	Simplex	60	0	60	0	2,100,000	0	2,100,000	17,895	21,198	150,000	3,274.00	1,538.42	665.00	0	295,740	14.08%	-1,365	-1,580	-6,498	-5,616	-4,681
811	8	Duplex	103	0	103	0	3,605,000	0	3,605,000	30,953	36,389	284,400	5,658.00	2,798.46	665.00	0	523,836	14.53%	-1,193	-1,543	-11,112	-9,595	-7,988
815	8	Simplex	94	0	94	0	3,290,000	0	3,290,000	28,000	33,210	252,000	5,092.00	2,534.73	665.00	0	466,800	14.19%	-1,936	-1,514	-10,318	-8,945	-7,489
816	8	Simplex	65	25	90	0	2,275,000	0	2,275,000	17,895	22,964	250,800	4,776.00	2,417.52	665.00	0	344,340	15.14%	-1,463	-1,521	-10,940	-10,218	-9,454
910	9	Simplex	62	0	62	0	2,170,000	0	2,170,000	17,895	21,904	168,240	3,374.00	1,597.03	665.00	0	303,660	13.99%	-1,570	-1,595	-7,383	-6,512	-5,588
913	9	Simplex	94	0	94	0	3,290,000	0	3,290,000	28,000	33,210	252,000	5,092.00	2,534.73	665.00	0	466,800	14.19%	-1,936	-1,514	-10,318	-8,945	-7,489
914	9	Simplex	62	0	62	0	2,170,000	0	2,170,000	17,895	21,904	170,400	3,374.00	1,597.03	665.00	0	304,740	14.04%	-1,480	-1,505	-7,383	-6,512	-5,588
1006	10	Simplex	62	0	62	0	2,170,000	0	2,170,000	17,895	21,904	171,360	3,374.00	1,597.03	665.00	0	305,820	14.09%	-1,390	-1,515	-7,383	-6,512	-5,588
1102	11	Simplex	60	0	60	0	2,100,000	0	2,100,000	17,895	21,198	150,000	3,274.00	1,538.42	665.00	0	295,740	14.08%	-1,365	-1,580	-6,498	-5,616	-4,681
1105	11	Duplex	104	0	104	0	3,640,000	0	3,640,000	30,953	36,743	274,800	5,592.00	2,363.00	665.00	0	516,636	14.19%	-1,645	-1,565	-10,902	-9,352	-7,708
1110	11	Simplex	62	0	62	0	2,170,000	0	2,170,000	17,895	21,904	168,240	3,374.00	1,597.03	665.00	0	303,660	13.99%	-1,570	-1,595	-7,383	-6,512	-5,588
1113	11	Simplex	93	0	93	0	3,255,000	0	3,255,000	28,000	32,856	241,200	5,042.00	2,505.43	665.00	0	462,000	14.19%	-1,904	-1,577	-9,876	-8,497	-7,035
1114	11	Simplex	62	0	62	0	2,170,000	0	2,170,000	17,895	21,904	171,360	3,374.00	1,597.03	665.00	0	305,820	14.09%	-1,390	-1,515	-7,383	-6,512	-5,588
1210	12	Simplex	65	48	113	0	2,275,000	0	2,275,000	17,895	22,964	307,200	6,420.00	3,091.50	665.00	0	371,340	16.32%	-1,531	-1,528	-13,544	-12,979	-12,380
1212	12	Simplex	93	0	93	0	3,255,000	0	3,255,000	28,000	32,856	241,200	5,042.00	2,505.43	665.00	0	462,000	14.19%	-1,904	-1,577	-9,876	-8,497	-7,035
1213	12	Simplex	62	0	62	0	2,170,000	0	2,170,000	17,895	21,904	171,360	3,374.00	1,597.03	665.00	0	305,820	14.09%	-1,390	-1,515	-7,383	-6,512	-5,588
1302	13	Simplex	62	0	62	0	2,170,000	0	2,170,000	17,895	21,904	171,360	3,374.00	1,597.03	665.00	0	305,820	14.09%	-1,390	-1,515	-7,383	-6,512	-5,588
1305	13	Simplex	62	0	62	0	2,170,000	0	2,170,000	17,895	21,904	171,360	3,374.00	1,597.03	665.00	0	305,820	14.09%	-1,390	-1,515	-7,383	-6,512	-5,588
1512	15	Studio	31	0	31	0	1,085,000	0	1,085,000	11,039	10,952	28,500	1,684.00	688.62	665.00	0	150,708	13.89%	-766	-911	-1,215	-630	-11
1516	15	Studio	30	0	30	0	1,050,000	0	1,050,000	11,039	10,599	17,340	1,633.00	769.21	665.00	0	145,668	13.87%	-862	-1,099	-895	-312	305
1601	16	Simplex	87	6	93	0	3,045,000	0	3,045,000	27,000	30,737	222,000	5,042.00	2,505.43	665.00	0	442,800	14.54%	-1,384	-1,517	-8,880	-7,568	-6,178
1707	17	Studio	37	0	37	0	1,295,000	0	1,295,000	11,544	13,072	77,460	1,989.00	864.44	665.00	0	181,248	14.00%	-821	-965	-3,307	-2,721	-2,100
1711	17	Studio	38	0	38	0	1,330,000	0	1,330,000	11,544	13,425	87,660	2,040.00	893.75	665.00	0	186,348	14.01%	-830	-978	-3,751	-3,170	-2,555

**Option 2: 90% Financing**

Section number	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 11.75% Interest Rate	Rental Assist	Monthly BC Levy Estimate (incl. Effluent charge )	Monthly Property Rates	Effluent Charge Incl. in Levy	Rental Management at 11.5 % incl VAT	Gross Income (Incl. Year 1 Rental Assist)	Gross Yield % (Gross Income Incl. Year 1 Rental Assist / Selling Price)	Year 1 Net Monthly Cash Flow	Year 2 Net Monthly Cash Flow	Year 3 Net Monthly Cash Flow	Year 4 Net Monthly Cash Flow	Year 5 Net Monthly Cash Flow
404	4	Simplex	48	23	71	0	1,780,000	178,000	1,602,000	14,400	16,171	178,800	3,825.00	1,544.78	665.00	0	265,200	14.90%	559	266	-6,379	-5,792	-5,169
406	4	Simplex	61	18	79	0	2,135,000	213,500	1,921,500	17,895	19,396	193,200	4,225.00	1,888.24	665.00	0	315,540	14.78%	786	574	-6,390	-5,610	-4,783
502	5	Duplex	54	45	99	0	1,990,000	199,000	1,791,000	21,626	18,079	111,600	5,463.00	1,747.95	665.00	0	320,712	16.12%	1,437	412	-2,930	-2,022	-1,058
503	5	Duplex	54	19	73	0	1,990,000	199,000	1,791,000	21,626	18,079	60,000	4,162.00	1,747.95	665.00	0	295,512	14.85%	638	399	-613	435	1,546
508	5	Duplex	53	20	73	0	1,955,000	195,500	1,759,500	21,626	17,761	46,800	3,930.00	1,714.09	665.00	0	288,312	14.75%	621	463	-34	1,030	2,157

511	5	Simplex	49	29	78	0	1,815,000	181,500	1,633,500	14,400	16,489	204,360	4,412.00	1,578.64	665.00	0	276,180	15.22%	536	324	-7,587	-7,053	-6,487
606	6	Simplex	49	18	67	0	1,815,000	181,500	1,633,500	14,400	16,489	178,080	3,625.00	1,578.64	665.00	0	264,240	14.56%	328	429	-6,209	-5,592	-4,939
608	6	Simplex	90	0	90	0	3,150,000	315,000	2,835,000	28,000	28,617	207,600	4,660.00	2,870.25	665.00	0	446,400	14.17%	1,053	1,661	-5,108	-3,698	-2,203
611	6	Simplex	91	0	91	0	3,185,000	318,500	2,866,500	28,000	28,935	225,600	4,942.00	2,904.11	665.00	0	456,000	14.32%	1,219	1,713	-5,776	-4,386	-2,914
703	7	Simplex	49	12	61	0	1,815,000	181,500	1,633,500	14,400	16,489	165,960	3,324.00	1,578.64	665.00	0	258,180	14.22%	124	305	-5,805	-5,164	-4,485
705	7	Simplex	48	13	61	0	1,780,000	178,000	1,602,000	14,400	16,171	157,560	3,324.00	1,544.78	665.00	0	256,380	14.40%	325	73	-5,487	-4,846	-4,167
707	7	Simplex	49	12	61	0	1,815,000	181,500	1,633,500	14,400	16,489	163,560	3,324.00	1,578.64	665.00	0	256,380	14.13%	-26	255	-5,805	-5,164	-4,485
710	7	Simplex	63	0	63	0	2,205,000	220,500	1,984,500	17,895	20,032	182,640	3,424.00	1,955.96	665.00	0	310,860	14.10%	493	794	-5,599	-4,734	-3,816
712	7	Simplex	72	0	72	0	2,520,000	252,000	2,268,000	26,844	22,893	59,220	3,991.00	2,260.73	665.00	0	355,728	14.12%	290	1,462	661	1,270	3,572
714	7	Simplex	91	0	91	0	3,185,000	318,500	2,866,500	28,000	28,935	225,600	4,942.00	2,904.11	665.00	0	456,000	14.32%	1,219	1,713	-5,776	-4,386	-2,914
803	8	Simplex	63	36	99	0	2,205,000	220,500	1,984,500	17,895	20,032	248,640	5,218.00	1,955.96	665.00	0	343,860	15.59%	1,449	524	-8,801	-8,127	-7,412
808	8	Simplex	60	0	60	0	2,100,000	210,000	1,890,000	17,895	19,078	159,600	3,274.00	1,854.38	665.00	0	299,340	14.25%	739	547	-4,900	-4,050	-3,148
809	8	Duplex	51	0	51	0	1,785,000	178,500	1,606,500	21,627	16,216	0	2,818.00	1,549.61	665.00	0	259,524	14.54%	1,043	2,370	3,485	4,667	5,920
810	8	Simplex	60	0	60	0	2,100,000	210,000	1,890,000	17,895	19,078	150,000	3,274.00	1,854.38	665.00	0	295,740	14.08%	439	540	-4,378	-3,496	-2,561
811	8	Duplex	103	0	103	0	3,605,000	360,500	3,244,500	30,953	32,750	284,400	5,658.00	3,310.46	665.00	0	523,836	14.53%	1,934	2,096	-7,473	-5,957	-4,349
815	8	Simplex	94	0	94	0	3,290,000	329,000	2,961,000	28,000	29,889	252,000	5,092.00	3,005.70	665.00	0	466,800	14.19%	914	1,807	-6,997	-5,624	-4,168
816	8	Simplex	65	25	90	0	2,275,000	227,500	2,047,500	17,895	20,668	250,800	4,776.00	2,023.69	665.00	0	344,340	15.14%	1,228	776	-8,643	-7,922	-7,157
910	9	Simplex	62	0	62	0	2,170,000	217,000	1,953,000	17,895	19,714	168,240	3,374.00	1,922.10	665.00	0	303,660	13.99%	295	596	-5,192	-4,321	-3,168
913	9	Simplex	94	0	94	0	3,290,000	329,000	2,961,000	28,000	29,889	252,000	5,092.00	3,005.70	665.00	0	466,800	14.19%	914	1,807	-6,997	-5,624	-4,168
914	9	Simplex	62	0	62	0	2,170,000	217,000	1,953,000	17,895	19,714	170,400	3,374.00	1,922.10	665.00	0	304,740	14.04%	385	686	-5,192	-4,321	-3,398
1006	10	Simplex	62	0	62	0	2,170,000	217,000	1,953,000	17,895	19,714	171,360	3,374.00	1,922.10	665.00	0	305,820	14.09%	475	676	-5,192	-4,321	-3,398
1102	11	Simplex	60	0	60	0	2,100,000	210,000	1,890,000	17,895	19,078	150,000	3,274.00	1,854.38	665.00	0	295,740	14.08%	439	540	-4,378	-3,496	-2,561
1105	11	Duplex	104	0	104	0	3,640,000	364,000	3,276,000	30,953	33,068	274,800	5,592.00	3,344.33	665.00	0	516,636	14.19%	1,048	2,110	-7,228	-5,677	-4,034
1110	11	Simplex	62	0	62	0	2,170,000	217,000	1,953,000	17,895	19,714	168,240	3,374.00	1,922.10	665.00	0	303,660	13.99%	295	596	-5,192	-4,321	-3,398
1113	11	Simplex	93	0	93	0	3,255,000	325,500	2,929,500	28,000	29,571	241,200	5,042.00	2,971.84	665.00	0	462,000	14.19%	916	1,709	-6,590	-5,211	-3,750
1114	11	Simplex	62	0	62	0	2,170,000	217,000	1,953,000	17,895	19,714	171,360	3,374.00	1,922.10	665.00	0	305,820	14.09%	475	676	-5,192	-4,321	-3,398
1210	12	Simplex	65	48	113	0	2,275,000	227,500	2,047,500	17,895	20,668	307,200	6,420.00	2,023.69	665.00	0	371,340	16.32%	1,834	769	-11,248	-10,683	-10,084
1212	12	Simplex	93	0	93	0	3,255,000	325,500	2,929,500	28,000	29,571	241,200	5,042.00	2,971.84	665.00	0	462,000	14.19%	916	1,709	-6,590	-5,211	-3,750
1213	12	Simplex	62	0	62	0	2,170,000	217,000	1,953,000	17,895	19,714	171,360	3,374.00	1,922.10	665.00	0	305,820	14.09%	475	676	-5,192	-4,321	-3,398
1302	13	Simplex	62	0	62	0	2,170,000	217,000	1,953,000	17,895	19,714	171,360	3,374.00	1,922.10	665.00	0	305,820	14.09%	475	676	-5,192	-4,321	-3,398
1305	13	Simplex	62	0	62	0	2,170,000	217,000	1,953,000	17,895	19,714	171,360	3,374.00	1,922.10	665.00	0	305,820	14.09%	475	676	-5,192	-4,321	-3,398
1512	15	Studio	31	0	31	0	1,085,000	108,500	976,500	11,039	9,857	28,500	1,684.00	872.36	665.00	0	150,708	13.89%	146	184	-119	465	1,084
1516	15	Studio	30	0	30	0	1,050,000	105,000	945,000	11,039	9,539	17,340	1,633.00	838.50	665.00	0	145,668	13.87%	129	-39	165	748	1,365
1601	16	Simplex	87	6	93	0	3,045,000	304,500	2,740,500	27,000	27,663	222,000	5,042.00	2,768.66	665.00	0	442,800	14.54%	1,426	1,557	-5,806	-4,495	-3,104
1707	17	Studio	37	0	37	0	1,295,000	129,500	1,165,500	11,544	11,765	77,460	1,989.00	1,075.54	665.00	0	181,248	14.00%	275	342	-2,000	-1,414	-793
1711	17	Studio	38	0	38	0	1,330,000	133,000	1,197,000	11,544	12,083	87,660	2,040.00	1,109.40	665.00	0	186,348	14.01%	297	364	-2,408	-1,828	-1,212

**Option 3: 80% Financing**

Section number	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 11.75% Interest Rate	Rental Assit	Montly BC Levy Estimate (incl. Effluent charge )	Monthly Property Rates	Effluent Charge Incl. in Levy	Rental Management at 11.5 % incl VAT	Gross Income (incl. Year 1 Rental Assit)	Gross Yield % (Gross Income Incl. Year 1 Rental Assit / Selling Price)	Year 1 Net Monthly Cash Flow	Year 2 Net Monthly Cash Flow	Year 3 Net Monthly Cash Flow	Year 4 Net Monthly Cash Flow	Year 5 Net Monthly Cash Flow
404	4	Simplex	48	23	71	0	1,780,000	356,000	1,424,000	14,400	14,374	178,800	3,825.00	1,544.78	665.00	0	265,200	14.90%	2,356	2,063	-4,583	-3,995	-3,372
406	4	Simplex	61	18	79	0	2,135,000	427,000	1,708,000	17,895	17,241	193,200	4,225.00	1,888.24	665.00	0	315,540	14.78%	2,941	2,729	-4,253	-3,455	-2,628
502	5	Duplex	54	45	99	0	1,990,000	398,000	1,592,000	21,626	16,070	111,600	5,463.00	1,747.95	665.00	0	320,712	16.12%	3,445	2,421	-922	-13	951
503	5	Duplex	54	19	73	0	1,990,000	398,000	1,592,000	21,626	16,070	60,000	4,162.00	1,747.95	665.00	0	295,512	14.85%	2,646	2,408	1,396	2,444	3,555
508	5	Duplex	53	20	73	0	1,955,000	391,000	1,564,000	21,626	15,787	46,800	3,930.00	1,714.09	665.00	0	288,312	14.75%	2,595	2,436	1,939	3,003	4,130
511	5	Simplex	49	29	78	0	1,815,000	363,000	1,452,000	14,400	14,657	204,360	4,412.00	1,578.64	665.00	0	276,180	15.22%	2,368	2,156	-5,755	-5,221	-4,655
606	6	Simplex	49	18	67	0	1,815,000	363,000	1,452,000	14,400	14,657	178,080	3,625.00	1,578.64	665.00	0	264,240	14.56%	2,160	2,261	-4,377	-3,760	-3,107
608	6	Simplex	90	0	90	0	3,150,000	630,000	2,520,000	28,000	25,437	207,600	4,660.00	2,870.25	665.00	0	446,400	14.17%	4,233	4,841	-1,929	-518	977
611	6	Simplex	91	0	91	0	3,185,000	637,000	2,548,000	28,000	25,720	225,600	4,942.00	2,904.11	665.00	0	456,000	14.32%	4,434	4,928	-2,561	-1,172	301
703	7	Simplex	49	12	61	0	1,815,000	363,000	1,452,000	14,400	14,657	165,960	3,324.00	1,578.64	665.00	0	258,180	14.22%	1,956	2,137	-3,973	-3,332	-2,653
705	7	Simplex	48	13	61	0	1,780,000	356,000	1,424,000	14,400	14,374	157,560	3,324.00	1,544.78	665.00	0	256,380	14.40%	2,122	1,870	-3,690	-3,049	-2,370
707	7	Simplex	49	12	61	0	1,815,000	363,000	1,452,000	14,400	14,657	163,560	3,324.00	1,578.64	665.00	0	256,380	14.13%	1,806	2,087	-3,973	-3,332	-2,653
710	7	Simplex	63	0	63	0	2,205,000	441,000	1,764,000	17,895	17,806	182,640	3,424.00	1,955.96	665.00	0	310,860	14.10%	2,719	3,019	-3,374	-2,508	-1,590
712	7	Simplex	72	0	72	0	2,520,000	504,000	2,016,000	26,844	20,350	59,220	3,991.00	2,260.73	665.00	0	355,728	14.12%	3,043	4,006	3,204	4,617	6,116

1006	10	Simplex	62	0	62	0	2,170,000	434,000	1,736,000	17,895	17,523	171,360	3,374.00	1,922.10	665.00	0	305,820	14.09%	2,666	2,866	-3,002	-2,131	-1,207
1102	11	Simplex	60	0	60	0	2,100,000	420,000	1,680,000	17,895	16,958	150,000	3,274.00	1,854.38	665.00	0	295,740	14.08%	2,559	2,659	-2,258	-1,377	-442
1105	11	Duplex	104	0	104	0	3,640,000	728,000	2,912,000	30,953	29,394	274,800	5,592.00	3,344.33	665.00	0	516,636	14.19%	4,723	5,784	-3,553	-2,003	-360
1110	11	Simplex	62	0	62	0	2,170,000	434,000	1,736,000	17,895	17,523	168,240	3,374.00	1,922.10	665.00	0	303,660	13.99%	2,486	2,786	-3,002	-2,131	-1,207
1113	11	Simplex	93	0	93	0	3,255,000	651,000	2,604,000	28,000	26,285	241,200	5,042.00	2,971.84	665.00	0	462,000	14.19%	4,201	4,995	-3,305	-1,926	-464
1114	11	Simplex	62	0	62	0	2,170,000	434,000	1,736,000	17,895	17,523	171,360	3,374.00	1,922.10	665.00	0	305,820	14.09%	2,666	2,866	-3,002	-2,131	-1,207
1210	12	Simplex	65	48	113	0	2,275,000	455,000	1,820,000	17,895	18,371	307,200	6,420.00	2,023.69	665.00	0	371,340	16.32%	4,130	3,065	-8,952	-8,386	-7,787
1212	12	Simplex	93	0	93	0	3,255,000	651,000	2,604,000	28,000	26,285	241,200	5,042.00	2,971.84	665.00	0	462,000	14.19%	4,201	4,995	-3,305	-1,926	-464
1213	12	Simplex	62	0	62	0	2,170,000	434,000	1,736,000	17,895	17,523	171,360	3,374.00	1,922.10	665.00	0	305,820	14.09%	2,666	2,866	-3,002	-2,131	-1,207
1302	13	Simplex	62	0	62	0	2,170,000	434,000	1,736,000	17,895	17,523	171,360	3,374.00	1,922.10	665.00	0	305,820	14.09%	2,666	2,866	-3,002	-2,131	-1,207
1305	13	Simplex	62	0	62	0	2,170,000	434,000	1,736,000	17,895	17,523	171,360	3,374.00	1,922.10	665.00	0	305,820	14.09%	2,666	2,866	-3,002	-2,131	-1,207
1512	15	Studio	31	0	31	0	1,085,000	217,000	868,000	11,039	8,762	28,500	1,684.00	872.36	665.00	0	150,708	13.89%	1,241	1,280	976	1,560	2,179
1516	15	Studio	30	0	30	0	1,050,000	210,000	840,000	11,039	8,479	17,340	1,633.00	838.50	665.00	0	145,668	13.87%	1,188	1,021	1,225	1,808	2,425
1601	16	Simplex	87	6	93	0	3,045,000	609,000	2,436,000	27,000	24,589	222,000	5,042.00	2,768.66	665.00	0	442,800	14.54%	4,500	4,631	-2,732	-1,421	-31
1707	17	Studio	37	0	37	0	1,295,000	259,000	1,036,000	11,544	10,457	77,460	1,989.00	1,075.54	665.00	0	181,248	14.00%	1,582	1,650	-693	-107	514
1711	17	Studio	38	0	38	0	1,330,000	266,000	1,064,000	11,544	10,740	87,660	2,040.00	1,109.40	665.00	0	186,348	14.01%	1,639	1,707	-1,066	-485	130

Rental Income	Year 1	Year 2	Year 3	Year 4	Year 5
404	14,400	15,264	16,180	17,151	18,180
406	17,895	18,969	20,107	21,313	22,592
502	21,626	22,924	24,299	25,757	27,302
503	21,626	22,924	24,299	25,757	27,302
508	21,626	22,924	24,299	25,757	27,302
511	14,400	15,264	16,180	17,151	18,180
606	14,400	15,264	16,180	17,151	18,180
608	28,000	29,680	31,461	33,348	35,349
611	28,000	29,680	31,461	33,348	35,349
703	14,400	15,264	16,180	17,151	18,180
705	14,400	15,264	16,180	17,151	18,180
707	14,400	15,264	16,180	17,151	18,180
710	17,895	18,969	20,107	21,313	22,592
712	26,844	28,455	30,162	31,972	33,890
714	28,000	29,680	31,461	33,348	35,349
803	17,895	18,969	20,107	21,313	22,592
808	17,895	18,969	20,107	21,313	22,592
809	21,627	22,925	24,300	25,758	27,304
810	17,895	18,969	20,107	21,313	22,592
811	30,953	32,810	34,779	36,866	39,077
815	28,000	29,680	31,461	33,348	35,349
816	17,895	18,969	20,107	21,313	22,592
910	17,895	18,969	20,107	21,313	22,592
913	28,000	29,680	31,461	33,348	35,349
914	17,895	18,969	20,107	21,313	22,592
1006	17,895	18,969	20,107	21,313	22,592
1102	17,895	18,969	20,107	21,313	22,592
1105	30,953	32,810	34,779	36,866	39,077
1110	17,895	18,969	20,107	21,313	22,592
1113	28,000	29,680	31,461	33,348	35,349
1114	17,895	18,969	20,107	21,313	22,592
1210	17,895	18,969	20,107	21,313	22,592
1212	28,000	29,680	31,461	33,348	35,349
1213	17,895	18,969	20,107	21,313	22,592
1302	17,895	18,969	20,107	21,313	22,592
1305	17,895	18,969	20,107	21,313	22,592
1512	11,039	11,701	12,403	13,148	13,938
1516	11,039	11,701	12,403	13,148	13,938
1601	27,000	28,620	30,337	32,157	34,087
1707	11,544	12,237	12,971	13,749	14,574
1711	11,544	12,237	12,971	13,749	14,574

Levies	Year 1	Year 2	Year 3	Year 4	Year 5
404	3,825	4,055	4,298	4,556	4,829
406	4,225	4,479	4,747	5,032	5,334
502	5,463	5,791	6,138	6,507	6,897
503	4,162	4,412	4,676	4,957	5,254
508	3,930	4,166	4,416	4,681	4,962
511	4,412	4,677	4,957	5,255	5,570
606	3,825	3,843	4,073	4,317	4,576
608	4,660	4,940	5,236	5,550	5,883
611	4,942	5,239	5,553	5,886	6,239
703	3,324	3,523	3,735	3,959	4,196
705	3,324	3,523	3,735	3,959	4,196
707	3,324	3,523	3,735	3,959	4,196
710	3,424	3,629	3,847	4,078	4,323
712	3,991	4,230	4,484	4,753	5,039
714	4,942	5,239	5,553	5,886	6,239
803	5,218	5,531	5,863	6,215	6,588
808	3,274	3,470	3,679	3,899	4,133
809	2,818	2,987	3,166	3,356	3,558
810	3,274	3,470	3,679	3,899	4,133
811	6,658	6,997	7,357	7,743	8,155
815	5,092	5,398	5,721	6,065	6,429
816	4,776	5,063	5,366	5,688	6,030
910	3,374	3,576	3,791	4,018	4,260
913	5,092	5,398	5,721	6,065	6,429
914	3,374	3,576	3,791	4,018	4,260
1006	3,374	3,576	3,791	4,018	4,260
1102	3,274	3,470	3,679	3,899	4,133
1105	5,592	5,928	6,283	6,660	7,060
1110	3,374	3,576	3,791	4,018	4,260
1113	5,042	5,345	5,665	6,005	6,365
1114	3,374	3,576	3,791	4,018	4,260
1210	6,420	6,805	7,214	7,646	8,105
1212	5,042	5,345	5,665	6,005	6,365
1213	3,374	3,576	3,791	4,018	4,260
1302	3,374	3,576	3,791	4,018	4,260
1305	3,374	3,576	3,791	4,018	4,260
1512	1,684	1,785	1,892	2,006	2,126
1516	1,633	1,731	1,835	1,945	2,062
1601	5,042	5,345	5,665	6,005	6,365
1707	1,989	2,108	2,235	2,369	2,511
1711	2,040	2,162	2,292	2,430	2,575

Rental Assist	Total	Year 1	Year 2	Year 3	Year 4	Year 5
404	178,800	7,700	7,200	0	0	0
406	193,200	8,400	7,700	0	0	0
502	111,600	5,100	4,200	0	0	0
503	60,000	3,000	2,000	0	0	0
508	46,800	2,400	1,500	0	0	0
511	204,360	8,615	8,415	0	0	0
606	178,080	7,620	7,220	0	0	0
608	207,600	9,200	8,100	0	0	0
611	225,600	10,000	8,800	0	0	0
703	165,960	7,115	6,715	0	0	0
705	157,560	6,965	6,165	0	0	0
707	163,560	6,965	6,665	0	0	0
710	182,640	8,010	7,210	0	0	0
712	59,220	2,800	2,135	0	0	0
714	225,600	10,000	8,800	0	0	0
803	248,640	10,760	9,960	0	0	0
808	159,600	7,050	6,250	0	0	0
809	0	0	0	0	0	0
810	150,000	6,750	5,750	0	0	0
811	284,400	12,700	11,000	0	0	0
815	252,000	10,300	10,100	0	0	0
816	250,800	10,800	10,100	0	0	0
910	168,240	7,410	6,610	0	0	0
913	252,000	10,900	10,100	0	0	0
914	170,400	7,500	6,700	0	0	0
1006	171,360	7,590	6,690	0	0	0
1102	150,000	6,750	5,750	0	0	0
1105	274,800	12,100	10,800	0	0	0
1110	168,240	7,410	6,610	0	0	0
1113	241,200	10,500	9,600	0	0	0
1114	171,360	7,590	6,690	0	0	0
1210	307,200	13,050	12,550	0	0	0
1212	241,200	10,500	9,600	0	0	0
1213	171,360	7,590	6,690	0	0	0
1302	171,360	7,590	6,690	0	0	0
1305	171,360	7,590	6,690	0	0	0
1512	28,500	1,520	855	0	0	0
1516	17,340	1,100	345	0	0	0
1601	222,000	9,900	8,600	0	0	0
1707	77,460	3,960	2,895	0	0	0
1711	87,660	3,985	3,320	0	0	0

Rates and Taxes	Year 1	Year 2	Year 3	Year 4	Year 5
404	1,861	1,972	2,091	2,216	2,349
406					

511	2,066	2,190	2,321	2,460	2,608
606	1,626	1,724	1,827	1,937	2,053
608	2,418	2,563	2,716	2,879	3,052
611	2,447	2,594	2,749	2,914	3,089
703	1,568	1,662	1,761	1,867	1,979
705	1,568	1,662	1,761	1,867	1,979
707	1,568	1,662	1,761	1,867	1,979
710	1,626	1,724	1,827	1,937	2,053
712	1,890	2,003	2,124	2,251	2,386
714	2,447	2,594	2,749	2,914	3,089
803	2,661	2,842	3,013	3,193	3,385
808	2,003	2,123	2,251	2,386	2,529
809	1,275	1,351	1,432	1,518	1,609
810	1,538	1,631	1,729	1,832	1,942
811	2,798	2,966	3,144	3,333	3,533
815	2,535	2,687	2,848	3,019	3,200
816	2,418	2,563	2,716	2,879	3,052
910	1,597	1,693	1,794	1,902	2,016
913	2,535	2,687	2,848	3,019	3,200
914	1,597	1,693	1,794	1,902	2,016
1006	1,597	1,693	1,794	1,902	2,016
1102	1,538	1,631	1,729	1,832	1,942
1105	2,363	2,505	2,655	2,814	2,983
1110	1,597	1,693	1,794	1,902	2,016
1113	2,505	2,656	2,815	2,984	3,163
1114	1,597	1,693	1,794	1,902	2,016
1210	3,092	3,277	3,474	3,682	3,903
1212	2,505	2,656	2,815	2,984	3,163
1213	1,597	1,693	1,794	1,902	2,016
1302	1,597	1,693	1,794	1,902	2,016
1305	1,597	1,693	1,794	1,902	2,016
1512	689	730	774	820	869
1516	769	815	864	916	971
1601	2,505	2,656	2,815	2,984	3,163
1707	864	916	971	1,030	1,091
1711	894	947	1,004	1,064	1,128

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. \*Rental assist only applicable where buyer signs a rental mandate with IGrow Rentals for the duration of the rental assist offering.

511	0	0	0	0	0
606	0	0	0	0	0
608	0	0	0	0	0
611	0	0	0	0	0
703	0	0	0	0	0
705	0	0	0	0	0
707	0	0	0	0	0
710	0	0	0	0	0
712	0	0	0	0	0
714	0	0	0	0	0
803	0	0	0	0	0
808	0	0	0	0	0
809	0	0	0	0	0
810	0	0	0	0	0
811	0	0	0	0	0
815	0	0	0	0	0
816	0	0	0	0	0
910	0	0	0	0	0
913	0	0	0	0	0
914	0	0	0	0	0
1006	0	0	0	0	0
1102	0	0	0	0	0
1105	0	0	0	0	0
1110	0	0	0	0	0
1113	0	0	0	0	0
1114	0	0	0	0	0
1210	0	0	0	0	0
1212	0	0	0	0	0
1213	0	0	0	0	0
1302	0	0	0	0	0
1305	0	0	0	0	0
1512	0	0	0	0	0
1516	0	0	0	0	0
1601	0	0	0	0	0
1707	0	0	0	0	0
1711	0	0	0	0	0